PLANNING COMMISSION AGENDA

Tuesday, April 24, 2018
Study Session 6:00 p.m.
Planning Commission Hearings 7:00 p.m.

***Art Willis**, Chair* ***Melanie Schlotterbeck**, Vice Chair*
***Pat Fox**, Commission Member* ***James McGrade**, Commission Member* ***Jim Grosse,** Commission Member*

This agenda contains a brief general description of each item the Commission will consider. All Planning Commission decisions may be appealed to the City Council within ten (10) calendar days of the meetings. Please contact the City Clerk at (714) 990-7756 for further information about filing an appeal or obtaining an appeal application.

The Planning Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Department's Office at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.net. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

The Commission encourages free expression of all points of view. For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete the form located on the podium and deposit it with the secretary.**To allow all persons the opportunity to speak, please keep your remarks limited to five (5) minutes**. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing or shouts of approval or disagreement from the audience. ***PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COMMISSION IS IN SESSION***

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department's Office at (714) 990-7674. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

STUDY SESSION

6:00 p.m. - Executive Conference Room, Level 3

CALL TO ORDER / ROLL CALL

1. Matters from the Audience
2. Agenda Items / Clarify Regular Meeting Topics
3. Informational / Project Updates

PLANNING COMMISSION
PUBLIC HEARINGS

7:00 p.m. - Council Chambers, Plaza Level

4. **CALL TO ORDER / ROLL CALL - COMMISSION**
5. **INVOCATION -** Pastor Rob Lords of The Church of Latter Day Saints
6. **PLEDGE OF ALLEGIANCE**
7. **MATTERS FROM THE AUDIENCE**

APPROVAL OF MINUTES

8. Approval of Planning Commission Meeting Minutes of December 12, 2017 and Planning Commission Study Session Minutes of February 27, 2018.

PUBLIC HEARINGS

9. Consideration of Tentative Parcel Map NO. 2017-158 - A request to subdivide an existing building into individual commercial condominium units.

NEW BUSINESS

10. Fiscal Year 2018/19 Capital Improvement Program finding of the conformance with the General Plan.

ADMINISTRATIVE ITEMS

11. **COMMITTEE REPORTS**
12. **INFORMATIONAL / PROJECT UPDATES**
13. **ADJOURNMENT**

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

FROM: Jennifer A. Lilley, AICP, City Planner

DATE: 04/24/2018

SUBJECT: Approval of Planning Commission Meeting Minutes of December 12, 2017 and Planning Commission Study Session Minutes of February 27, 2018.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Prepared by: Carrie Hosozawa

Attachments

Draft Minutes 12/12/17

Draft Minutes 2/27/18

DRAFT

PLANNING COMMISSION MEETING MINUTES
STUDY SESSION
December 12, 2017

STUDY SESSION

6:30 p.m. - Executive Conference Room, Level 3

CALL TO ORDER / ROLL CALL

Chair McGrade called the meeting to order at 6:30 pm.

All members present.

1. Matters from the Audience

Bill Hall - Brea resident - Came to speak about the Brea Downtown Hotel.

City Planner Lilley confirmed the item on tonight's agenda was the Brea Place Hotel, part of the Hines Development. The owner requested the item be pulled to allow for additional changes to address the conditions. The Downtown Hotel was only recently submitted and will be before the Commission at a much later date.

2. Agenda Items / Clarify Regular Meeting Topics

Commissioner Fox asked about the City Manager's report and requested to receive a copy.

3. Informational / Project Updates

City Planner Lilley gave an overview of 2017 projects and upcoming projects expected in 2018.

PLANNING COMMISSION PUBLIC HEARINGS

7:00 p.m. - Council Chambers, Plaza Level

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4. CALL TO ORDER / ROLL CALL - COMMISSION

Chair McGrade called the meeting to order at 7:06 pm. All members present.

Present: Chair McGrade; Vice Chair Willis; Commissioner Grosse; Commissioner Fox; Commissioner Schlotterbeck

5. PLEDGE OF ALLEGIANCE

Vice Chair Willis led the pledge of allegiance.

6. MATTERS FROM THE AUDIENCE

Opened/Closed.

APPROVAL OF MINUTES

7. Approval of Planning Commission Meeting Minutes of September 26, 2017, October 24, 2017 and November 28, 2017.

Vice Chair Willis made motion to approve. Commissioner Grosse seconded the

motion. Motion passed 5-0.

PUBLIC HEARINGS

8. Resolution recommending approval of Zoning Ordinance Amendment No. 17-02.

Assistant Planner, Jessica Magana, presented the item.

Commissioner Schlotterbeck made motion to approve. Vice Chair Willis seconded motion.

Motion passed 5-0

ADMINISTRATIVE ITEMS

Commissioner Fox mentioned the Christmas tree at City Hall needs to be replaced or improved.

9. COMMITTEE REPORTS

10. INFORMATIONAL / PROJECT UPDATES

11. ADJOURNMENT

Chair McGrade adjourned the meeting at 7:45 pm.

Respectfully submitted,

The foregoing minutes are hereby approved this ____ day of _____

_____

Jennifer A. Lilley, City Planner

_____

James McGrade, Chair

D R A F T

PLANNING COMMISSION MEETING MINUTES
STUDY SESSION
February 27, 2018

Present: Chair Willis; Vice Chair Schlotterbeck; Commissioner McGrade; Commissioner Fox; Commissioner Grosse

STUDY SESSION

6:00 p.m. - Executive Conference Room, Level 3

CALL TO ORDER / ROLL CALL

Chair McGrade called the meeting to order at 6pm.

All Members present.

1. Matters from the Audience

Opened/Closed

2. Reorganization

Chair McGrade opened the subject of reorganizing the Commission and he thanked the Commission for the opportunity to serve. Commissioner Grosse moved to nominate Commissioner Willis to be Chair. Commissioner Fox seconded the nomination and a verbal vote was taken. The motion was approved unanimously. Commissioner Grosse moved to nominate Commissioner Schlotterbeck for Vice Chair. Chair Willis seconded the nomination and a verbal vote taken. The motion was approved unanimously.

3. Preview of Upcoming Planning Commission Items

The Planning Commission asked for future Study Session topics to include street maintenance, infrastructure and code enforcement.

City Planner Lilley gave a presentation of upcoming Development Activity as a preview of potential Planning Commission actions. She cautioned the Commissioners to refrain from providing any opinions or comments that may show a decision or bias related to any project given these could be applications coming before the Planning Commission.

Chair Willis Adjourned the meeting at 7:41pm.

NO PUBLIC HEARINGS

Respectfully submitted,

_____

Jennifer A. Lilley, AICP, City Planner

The foregoing minutes are hereby approved this ____ day of _____

_____

Art Willis, Chair

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

FROM: Jennifer A. Lilley, AICP, City Planner

DATE: 04/24/2018

SUBJECT: A request to subdivide an existing building located at 1800 East Lambert Road into twenty-seven individual condominium units.

REQUEST

CGM Development Inc. is requesting to subdivide an existing building located at 1800 East Lambert Road into twenty-seven individual commercial condominium units.

RECOMMENDATION

Staff recommends the Planning Commission approve Tentative Parcel Map No. 2017-158, subject to the conditions in the draft Resolution.

BACKGROUND/DISCUSSION

The applicant, Lambert Brea LLC, is requesting to subdivide an existing commercial office building into individual commercial condominium units for sale purposes. The 1.49 acre property is located at 1800 East Lambert Road and is situated south of East Lambert Road, see Figure 1 – Site View. The property is zoned C - G (PD) General Commercial (Precise Development) and developed with a two-story 33,119 square foot building constructed in 1986. The building currently contains eleven office units and two medical office units. Vehicle access to the site is provided by two shared driveways on East Lambert Road.

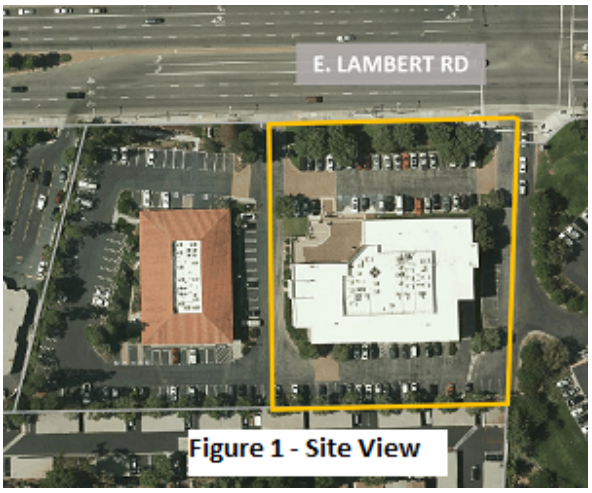

Figure 1 - Site View

DISCUSSION

The proposed parcel map, Exhibit A, would subdivide the building into twenty-seven individual commercial condominium units. Subdivision of this property will allow the owner flexibility to sell individual office units. The proposed condominium units range in size from approximately 512 square feet to 2,346 square feet. The majority of the units will continue to be professional and administrative office use, with one unit proposed for medical office. Parking is provided by an existing underground parking garage and a surface parking lot. To accommodate the office and medical use, a total of 136 parking spaces are required. The applicant is proposing to restripe the surface parking lot and underground garage parking lot to provide a total of 137 parking spaces.

The application is for subdivision purposes only and no new construction or additions to the building are proposed with this request. In order to ensure proper maintenance of landscaping, utilities, drainage, common areas and reciprocal access and parking for the site, Staff has included Condition D as part of the draft resolution which requires the applicant to provide CC&R's for the project that

address such issues. In addition, Staff has included Conditions b and c as part of the draft resolution which limits the size of medical use to 1,944 square feet and requires the applicant to provide a parking management plan to address parking related matters.

The project has been reviewed and analyzed and has been found to meet all required findings of the Subdivision Ordinance and the California Subdivision Map Act. The map is compliant with Brea's General Plan and Zoning Ordinance requirements for parcels on the C-G (PD) General Commercial (Precise Development). The project as proposed does not include any alterations to the building and is not anticipated to have any negative impacts on the community, the neighborhood or the surrounding uses.

ENVIRONMENTAL ASSESSMENT

The proposed project is exempt from the requirement of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15301(k) of said Act.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Prepared by: Jessica Magana, Assistant Planner

Attachments

1: Techinal Background
2. Vicinity Map
3: Public Hearing Notice
4: Draft Resolution
5: Site Plan
6: Tenant List

ATTACHMENT 1

TECHNICAL BACKGROUND

Case No:	Tentative Parcel Map No. 2017 - 158
Property Location:	1800 E Lambert Road
Applicant:	Preston Chan CGM Development Inc. 17528 Rowland Street City of Industry, CA 91748
Property Owner:	Lambert Brea LLC PO BOX 4039 Diamond Bar, CA 91765
General Plan Designation:	General Commercial
Zoning Designation:	C – G (PD) General Commercial (Precise Development)
Property Size:	Approximately 1.49 acres
Adjacent Zoning	
North:	MU-II Mixed Use II
South:	P - C Planned Community
East:	C – P Administrative and Professional Office
West:	C – G (PD) General Commercial (Precise Development)
Site and Neighborhood Characteristics:	The site consists of a commercial office building. The surrounding uses consists of commerical office, medical office, restaurant, and multi-family residential land uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the *Brea Star Progress* on April 13, 2018, and 15 notices were sent to property owners within a 500-foot radius of the subject property.

ATTACHMENT 2

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SUBJECT PROPERTY
AND VICINITY MAP

DATE: April 24, 2018

CASE NO:
TENTATIVE PARCEL MAP NO. 2017-158

ATTACHMENT 3

CITY OF BREA

notice of public hearing

TO: **Property Owners within a 500-Foot Radius**

FROM: **City of Brea, Community Development Department**

SUBJECT: **Tentative Parcel Map No. 2017-158**

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: **Tuesday, April 24, 2018, 7:00 p.m.**
All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821

REQUEST: A request to subdivide an existing office building for commercial office and condominium purposes only. The proposed site is legally described as Map Book 320, Page 10, Block 101, Parcel 14, as shown in the latest records of the County of Orange Tax Assessor.

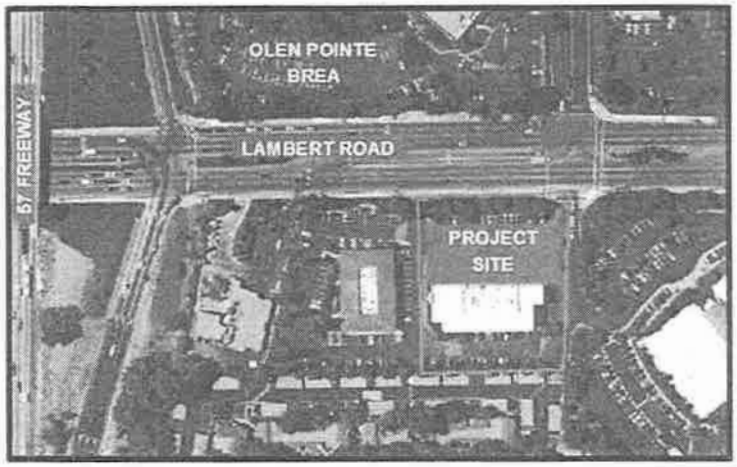
PROPERTY INVOLVED: 1800 East Lambert Road
Brea, CA 92821

APPLICANT: Preston Chan
CGM Development Inc.
17528 Rowland Street
City of Industry, CA 91748

PROPERTY OWNER: Lambert Brea LLC
PO BOX 4039
Diamond Bar, CA 91765

ENVIRONMENTAL INFORMATION: The City of Brea has determined that the proposed project is exempt from requirements of the California Environmental Quality Act, pursuant to Section 15061(b)(3) and 15301(k) of said Act.

AREA MAP:



IF YOU CHALLENGE THIS TENTATIVE PARCEL MAP NO. 2017-158 AND THE RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer A. Lilley, AICP
City Planner

legalnot.TTM

ATTACHMENT 4

RESOLUTION NO. PC 2018-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TENTATIVE PARCEL MAP NO. 2017–158 – A REQUEST TO SUBDIVIDE AN EXISTING OFFICE BUILDING INTO INDIVIDUAL COMMERCIAL CONDOMINIUM UNITS AT 1800 EAST LAMBERT ROAD, SUBJECT TO CONDITIONS AS SET FORTH HEREIN.

A. RECITALS:

(i) The Planning Commission of the City of Brea has held a duly noticed continued public hearing, as required by law, on Tentative Parcel Map No. 2017-158. The Tentative Parcel Map is a request to subdivide an existing office building into twenty-seven commercial condominium units in accordance with Chapter 20.236 of the Brea Zoning Code, the City's Subdivision Ordinance, and the California State Subdivision Map Act.

(ii) The subject property is located at 1800 East Lambert Road, and legally described as a portion of Map Book 320, Page 10, block 101, parcel 14 as shown in the latest records of the County of Orange Assessor's Office.

(iii) The property proponent is Preston Chan, on behalf of Lambert Brea LLC, PO Box 4039, Diamond Bar, CA 91765.

(iv) The property is zoned C–G (PD) General Commercial (Precise Development) and designated as General Commercial in the General Plan Land Use Element.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The Planning Commission finds:

a**.** Finding: That the proposed map is consistent with the General Plan.

Fact: The subject property has a General Plan designation of General Commercial. Subdivision of land for commercial office condominium purposes is consistent with the General Commercial land use designation of the General Plan. The proposed subdivision meets General Plan Policy CD-24 to maintain and expand the City's diverse employment base, including office, retail, manufacturing, and industrial businesses. Retaining and expanding business opportunities through condominium ownership will provide new options and retain businesses. The proposed subdivision action is within an existing office building. The subdivision creates twenty-seven new condominium units for future owners and businesses in the City.

b. Finding: The design and improvements for the proposed subdivision are consistent with the C–G (PD) General Commercial (Precise Development) development standards.

Fact: No change is anticipated to the use or intensity of use on this property related to this request. The proposed subdivision will allow for the sale of individual commercial condominium unit. The existing building and improvements comply with the minimum size, lot width, and lot depth for parcels in the C–G (PD) General Commercial (Precise Development). Further, staff has confirmed that all applicable development standards of the C–G (PD) General

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Commercial (Precise Development) have been achieved and will be maintained with this action.

c. Finding: The site is physically suitable for the type of development.

Fact: The subject property is 1.49 acres in size and is developed with an office building for professional office and administrative uses. The map would subdivide the existing building on the property into twenty-seven individual units. As described in the draft conditions: condition c through f, the site will provide proper infrastructure and related services in place to support the office building, professional office and administrative uses. No physical building expansion or building development improvements are anticipated with this request with the exception of conditions c through f, necessary to meet City standards or remedy site conditions for Tentative Parcel Map No. 2017-158. The current design, existing improvements, along with the conditioned improvements satisfy the minimum lot size, width, lot depth and life safety needs for lots in the C–G (PD) General Commercial (Precise Development) zone.

d. Finding: The site is physically suitable for the proposed density of the development.

Fact: No new construction or improvements with the exception of those required by the conditions of approval is proposed with this application. The existing building on the property will be subdivided into twenty-seven condominium units. The subject property is in compliance with applicable development standards.

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e. Finding: The design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat.

Fact: No new construction with the exception of minor site improvements related to the conditions of approval is proposed with this request. The request is to subdivide an existing building into twenty-seven individual commercial condominium units. The action does not have any impacts on habitat to support any fish or wildlife as it does not include any significant improvements or construction. Further, the project meets the criteria required for categorical exemption, under Section 15301(k), "subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt" classification, and exempt from further environmental review.

f. Finding: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Fact: The project has been built and maintained in a manner to meet required Building Division, Fire Services, and Public Works Department life safety requirements. No new building construction is proposed at this time. Any construction or improvements would be subject to review and approval of all divisions/departments to ensure compliance with all life safety issues. City staff has reviewed the project and with the implementation of the Conditions of Approval included as part of the Tentative Parcel Map No. 2017–158, the design of the subdivision will not cause any change or impact to public health.

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g. Finding: The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision to prevent any conflict.

Fact: All necessary easements will be updated in order to accommodate parking, access, landscaping, and utilities on the property. All easements will be shown and recorded on the final map. There will be no major changes to the design, layout or function of the development that has existed at this location prior to this commercial subdivision request.

3. The Planning Commission hereby finds and determines the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15061(b)(3) and 15301 (k), Class 15 of Title 14, Chapter 3, and Article 19 of said act.

4. The Planning Commission hereby approves Tentative Parcel Map No. 2017-158, subject to the conditions as set forth herein:

a. The subdivision shall occur in substantial conformance with Tentative Parcel Map No. 2017-158, submitted to the Planning Commission and dated April 24, 2018.

b. The use of the building is permitted as professional and administrative offices. Medical office use in the building is limited to approximately 1,944 square feet. The property owner shall maintain a minimum of 139 parking spaces on the site to accommodate the limited medical use and the professional and administrative offices uses.

c. Prior to recordation of final map, a parking management plan shall be provided by the property owner for the review and approval of the City. The parking management plan shall address all parking related matters and concerns to ensure onsite parking is maintained to serve all patrons and owners. If parking issues arise, Lambert LLC shall be responsible for

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mitigating any parking related issues pursuant to the approved parking management plan to the satisfaction of the City. Property owner shall provide a copy of the parking management plan to tenants and Lambert LLC to disclose parking arrangements prior to lease or sale.

d. Prior to recordation of Final Map, Covenants, Conditions and Restrictions (CC&Rs) shall be provided for the review and approval of the City. The CC&Rs shall address reciprocity on the parcel, including but not limited to parking, cross-lot issues, ownership and maintenance of common areas, utilities (water, sewer, storm drain, electrical, gas, telephone, cable TV, etc.), drainage, water-based fire protection systems, fire service lines, fire alarm and fire detection systems, and associated piping and appurtenances, lighting, Art in Public Places sculpture maintenance, on-site landscaping, and off-site landscaping in public rights-of-way maintained by the property owners. Maintenance provisions for all improvements in the public right-of-way shall also be included. The CC&Rs shall apply to any successors to the property owner at the time of this subdivision. Said CC&Rs shall be recorded at the same time as the final parcel map. Three copies of the final and recorded CC&Rs shall be provided to the Community Development Department within 30 days of recordation.

e. Applicant must comply with the City of Brea Art in Public Places (APP) Policy Manual as it relates to subdivisions. Prior to recordation of final map, property owner shall submit a sculpture ownership and maintenance plan to the city of review and approval pursuant to the guidelines set forth in the City of Brea Art in Public Places Policy Manual, Section X.B – Subdivisions of Properties with an Existing Sculpture.

f. Prior to recordation of Final Map, applicant shall submit Final Map prepared by a Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California for review and approval. The Final Map shall be submitted directly to the County of Orange Surveyor's Office for review and approval of the technical portion of the final map.

g. Prior to recordation of Final Map, applicant shall submit cash deposit for the purpose of monumentation bond. The deposit/bond amount shall be provided the License Surveyor or Registered Civil Engineer.

h. To the fullest extent permitted by law, the property owner shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of

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Tentative Parcel Map No. 2017-158; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this Tentative Parcel Map and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this Tentative Parcel Map. Property owner's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action

5. The Secretary of this Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 24th day of April, 2018.

_____
Chair, Planning Commission

I, Jennifer A. Lilley, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 24th day of April, 2018, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 24th day of April, 2018, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

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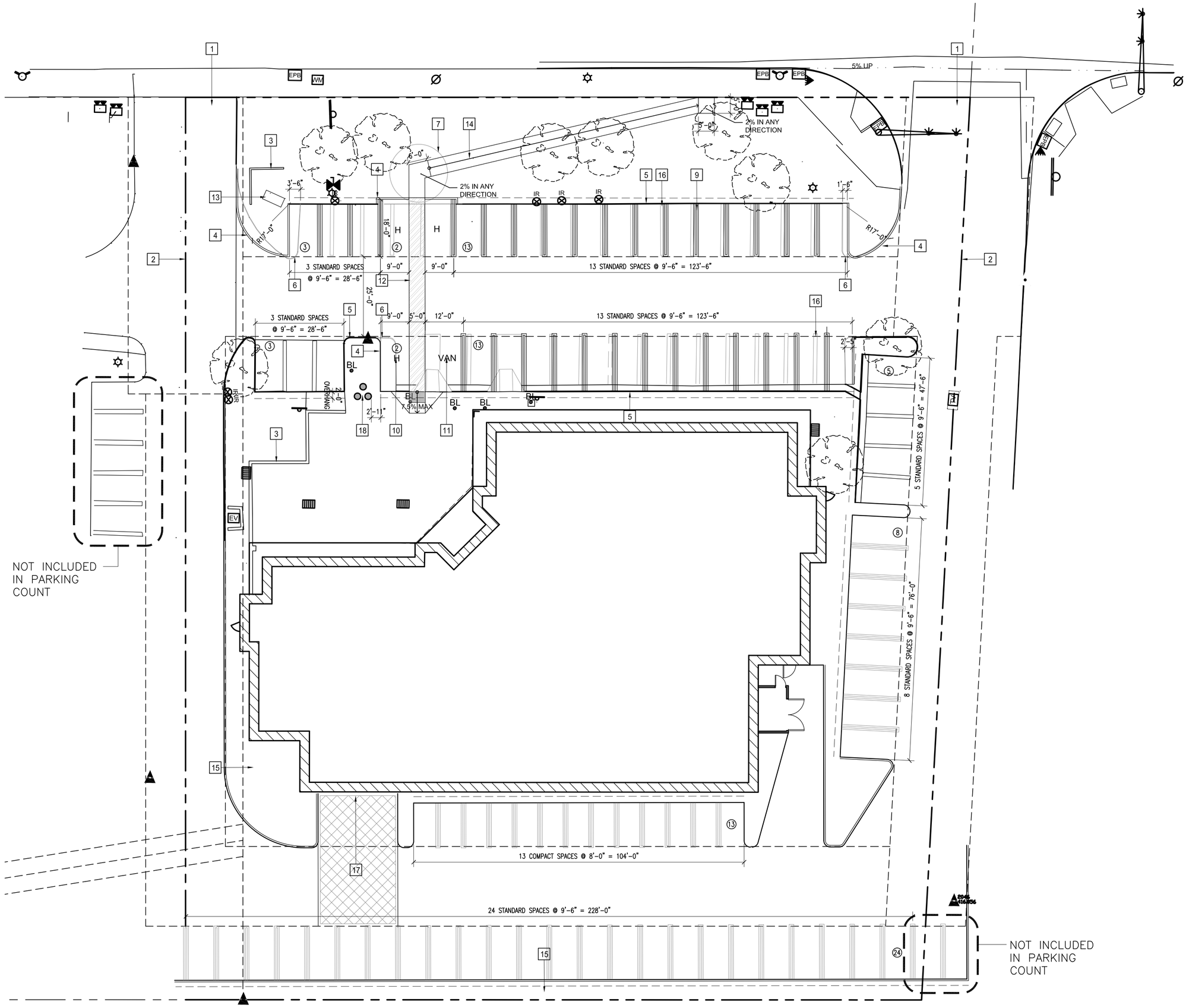
ART IN PUBLIC PLACES

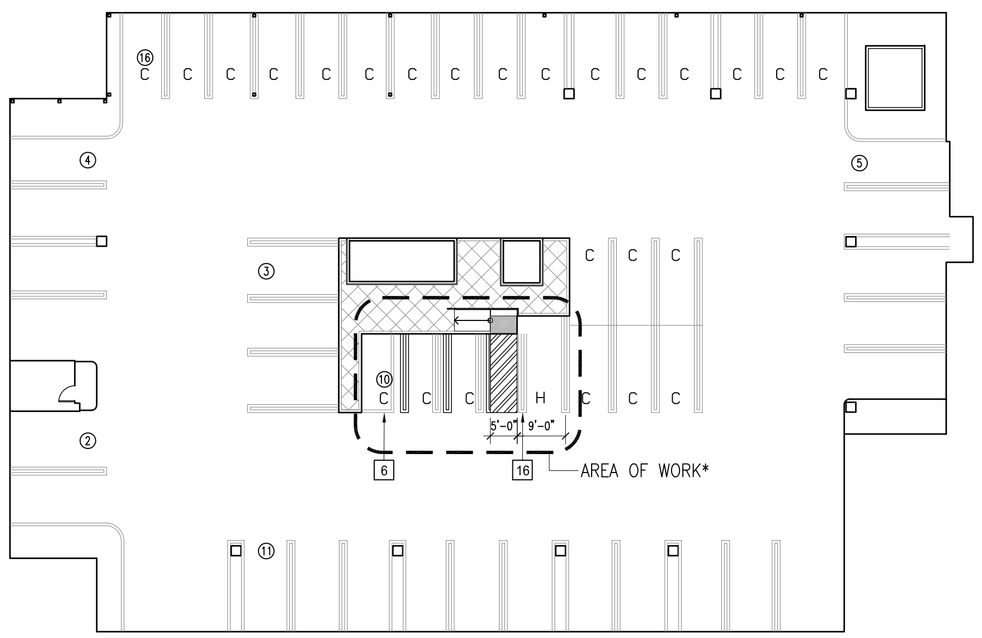
CURRENT OWNERSHIP: BR LAMBERT, LLC
17528 ROWLAND STREET
CITY OF INDUSTRY, CA 91748
626-913-8939

CURRENT SCULPTURE MAINTENANCE FUNDING SOURCE: BR LAMBERT, LLC (CURRENT OWNER)

FUTURE SCULPTURE MAINTENANCE FUNDING SOURCE: BUILDING ASSOCIATION



1 SITE PLAN
SCALE: 1" = 20'-0"



* GARAGE PARKING WILL ALL BE EXISTING STRIPING EXCEPT THE NEW ADA STALL SHOWN ON THE DRAWING

2 BASEMENT PLAN
SCALE: 1" = 20'-0"

SITE PLAN NOTES

1. CIVIL PLANS TO PROVIDE HORIZONTAL CONTROL FOR ALL PARKING AREAS AND BUILDING PAD. SEE CIVIL SPECIFICATIONS FOR ADDITIONAL INFORMATION AS MAY BE REQUIRED TO ESTABLISH LOCATION AND CONFIGURATION FOR ALL LANDSCAPE PLANTERS, WALKS, CURBS, GUTTERS, AND ALL DRAINAGE DEVICES INCLUDING PAVING FOR THE PROJECT SITE.
2. DETECTABLE WARNINGS WILL BE INSTALLED AT THE ACCESSIBLE PATH INTERSECTION WITH VEHICULAR PATHS
3. ALL INDICATED BOUNDARY, AND EXISTING SITE AND SIDEWALK CONDITIONS WERE OBTAINED FROM A SURVEY PERFORMED BY CIVIL ENGINEER. SEE CIVIL PLANS.
4. BEFORE COMMENCEMENT OF WORK, CONTRACTOR TO CONTACT ALL GOVERNMENT AGENCIES AND UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND SERVICES PRIOR TO ANY SUBSURFACE EXCAVATION AND SHALL PROTECT ALL EXISTING UNDERGROUND SERVICES.
5. ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING AND DRIVEWAY TO ALLEY OR STREET OR PUBLIC STORM DRAIN SYSTEM.
6. PRIOR TO CONSTRUCTION, COORDINATE WITH UTILITY COMPANIES AND AGENCIES ON WORK PERTAINING TO SERVICES SUCH AS CABLE TV, ELECTRIC, TELEPHONE, GAS, WATER SEWER FROM SOURCE OF SERVICES TO BUILDING HOOK-UPS.
7. FOR EXISTING SITE CONDITIONS, SEE CIVIL PLANS.
8. THE ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THE SECTION 1007.1 AND 1007.12

LEGEND

MIN. 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL WITH MAXIMUM 1/2" CHANGE IN ELEVATION, 5% MAX IN TRAVEL DIRECTION WITH MAXIMUM 2% CROSS SLOPE PATH AT DOORS WILL HAVE A 5'x5' AREA THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION (GRAPHIC REPRESENTATION ONLY AND PATH WILL NOT BE PAINTED ON THE ACTUAL PAVING) MOUNT SIGNS INDICATING PATH OF TRAVEL TO THE PUBLIC WAY ON BUILDING CORNERS

BUILDING ENTRY

PROPERTY LINE

EXISTING, TO BE REMOVED

SITE KEY NOTES

1. SITE ENTRY / EXIT
2. PROPERTY LINE, SEE SURVEY/CIVIL
3. (E) FENCE/WALL TO REMAIN
4. NEW CURB
5. (E) CURB TO BE REMAIN
6. (E) CURB TO BE REMOVED
7. NOT USED
8. COMPACT PARKING 8' X 18' MIN.
9. STANDARD PARKING SPACE 9 1/2' X 19' MIN.
10. ACCESSIBLE PARKING SPACE 9' X 19' MIN.
11. ACCESSIBLE VAN PARKING SPACE 12' X 19' MIN.
12. ACCESSIBLE PATH (SEE LEGEND) STRIPING WHERE INDICATED
13. (E) TRANSFORMER
14. ACCESSIBLE RAMP
15. (E) LANDSCAPE AREA
16. PARKING STRIPE TO BE REMOVED
17. UNDERGROUND PARKING ACCESS
18. SCULPTURE LOCATION

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
T. 626.913.8101
F. 626.913.8102
17528 E. Rowland St.
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Project:
LAMBERT OFFICE CONDOS

1800 E LAMBERT RD.
BREA, CA 92821

Client:
BR LAMBERT, LLC

17528 ROWLAND ST
CITY OF INDUSTRY, CA 91748
626-913-8939

Stamp:

LICENSED ARCHITECT
U-WU CHEN
No. C-25837
REN. 07-31-17
STATE OF CALIFORNIA

Drawing Title:
SITE PLAN AND BASEMENT PARKING PLAN

CDA Project No. 1621
Date: JAN 5TH, 2018
Phase: PLANNING SUBMITTAL 3
Checked By: EC
Drawn By: CDA
Project No.: TBD
Reference:
Revisions:

Drawing No.:
AS-101

1800 E Lambert Rd., Brea, CA
Parking Analysis (04/16/2018)

PROPOSED BUILDING PARKING AFTER SUBDIVISION (OFFICE + 1 UNIT MED)

PROPOSED SUBDIVISION: OFFICE + 1 UNIT MEDICAL

SUITE #	GFA RENTABLE SF	USE	PKG RATIO	# Spots	# of Spots Rounded
100	838	OFFICE	250	3.35	3.00
101	670	OFFICE	250	2.68	3.00
102	740	OFFICE	250	2.96	3.00
103	729	OFFICE	250	2.92	3.00
106	633	OFFICE	250	2.53	3.00
108	512	OFFICE	250	2.05	2.00
118	713	OFFICE	250	2.85	3.00
128	1043	OFFICE	250	4.17	4.00
150	1478	OFFICE	250	5.91	6.00
155	2346	OFFICE	250	9.38	9.00
156	1285	OFFICE	250	5.14	5.00
158	1264	OFFICE	250	5.06	5.00
159	1748	OFFICE	250	6.99	7.00
160	1944	MED	181.81	10.69	11.00
200	1187	OFFICE	250	4.75	5.00
205	1238	OFFICE	250	4.95	5.00
215	1675	OFFICE	250	6.70	7.00
218	924	OFFICE	250	3.70	4.00
220	1711	OFFICE	250	6.84	7.00
222	1137	OFFICE	250	4.55	5.00
225	1000	OFFICE	250	4.00	4.00
230	1360	OFFICE	250	5.44	5.00
258	1803	OFFICE	250	7.21	7.00
260	1000	OFFICE	250	4.00	4.00
268	1363	OFFICE	250	5.45	5.00
278	1416	OFFICE	250	5.66	6.00
288	1360	OFFICE	250	5.44	5.00
Building Size	**33119**	**Total Parking Required**		**135.39**	**136**
		NEW Parking Provided		**137**	**137**

EXISTING BUILDING PARKING (OFFICE/MED)

CURRENT PROPERTY STATUS: OFFICE + Physical Therapist* + Dentist

SUITE #	GFA RENTABLE SF	USE	PKG RATIO	# Spots	# of Spots Rounded
100	4688	OFFICE	250	18.75	19.00
115	1470	OFFICE	250	5.88	6.00
150	2835	OFFICE	250	11.34	11.00
155	3452	OFFICE	250	13.81	14.00
158	1100	OFFICE	250	4.40	4.00
160	**1979**	**MED**	**181.81**	**10.88**	**11.00**
205	1302	OFFICE	250	5.21	5.00
230	1316	OFFICE	250	5.26	5.00
210 & 225	3127	OFFICE	250	12.51	13.00
215	1710	OFFICE	250	6.84	7.00
220*	**7462**	**MED**	**181.81**	**41.04**	**41.00**
240	2950	OFFICE	250	11.80	12.00
Building Size**	**33391**	**Total Parking Required**		**147.73**	**148**
		Total Parking Provided		**136**	**136**

* MED (220) user to move out in 2018. To be a condition of approval.
**Total building size was based on information from previous property owner. Developer hired a third party measurement company to remeasure the building per BOMA standards. The new measurements are shown on the proposed building parking

ATTACHMENT 6

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

FROM: Jennifer A. Lilley, AICP, City Planner

DATE: 04/24/2018

SUBJECT: Fiscal Year 2018/19 Capital Improvement Program finding of conformance with the General Plan.

REQUEST

Review the list of proposed public works projects recommended for initiation, planning, design or construction during the ensuing year and report to the City Council as to conformity with the General Plan.

RECOMMENDATION

Recommend to the City Council to find the 2018/19 Capital Improvement Program in conformance with the General Plan.

BACKGROUND/DISCUSSION

Government Code Section 65401 requires the Planning Commission review the list of proposed projects for FY 2018-19 Capital Improvement Program (CIP) and verify conformance with the General Plan. Subsequent to the Planning Commission's adoption of the Resolution, the City Council will then adopt the proposed CIP budget which is anticipated to occur in June 2018.

DISCUSSION

The goals of the 2018/19 Capital Improvement Program is to enhance the quality of life in the community, maintain the City's infrastructures and improve traffic systems within the City. There are fifteen (15) new projects proposed in the FY 2018-19 CIP, as well as sixty-one (61) carryover projects in various stages of completion determined to be in conformance with the General Plan in prior years. The new projects proposed in the FY 2018-19 CIP are listed below pursuant to the improvement category:

New CIP Projects for FY 2018-19

CIP Category	
CIP #	**Project Name**
Street Improvements	
7311	Puente Street Rehabilitation
Traffic Safety Enhancements	
7715	Valencia Avenue (SR-142) Traffic Signal Synchronization
Water Improvements	
7464	Puente Street Water Main Replacement
7467	Eagle Hills Tract Water Main Replacement
Facility Improvements	
7945	Aurora / SR 57 Caltrans Replacement Planting
7946	Tracks At Brea Expansion Study
7947	Arovista Park Lower Parking Lot Rehabilitation
7948	Arovista Park Upper Parking Lot Rehabilitation
7949	Arovista Park Synthetic Infield Turf

7950	Dog Park Upgrades
7951	Tracks at Brea Segment 2 Landscape Improvements
7952	Tracks at Brea Segment 3 Drainage Repairs
7953	Senior Center Security Enhancements
7954	Civic Center Security System Improvements
7955	Human Resources & Finance Division Reconfiguration

ENVIRONMENTAL ASSESSMENT

The environmental analysis, documentation and/or clearance for carryover projects have been completed in previous years. Environmental documentation for the new projects will be prepared or initiated prior to start of construction. The Resolution includes an attachment providing a list of all the projects in the CIP for the 2018/19 year and a summary of the status of the environmental clearance. This conformance is ministerial and as such is exempt from the requirements of California Environmental Quality Act (CEQA) per Section 15268 (a).

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Concurrence: Steve Kooyman, P.E. City Engineer

Attachments

1: Draft Resolution

2: General Plan Conformance

3: Exhibit A

4: General Plan Applicable Excerpts of Goals and Policies

RESOLUTION NO. PC 18 -__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA FINDING THE FISCAL YEAR 2018-2019 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE.

A. RECITALS.

(i) The Planning Commission of the City of Brea has heretofore reviewed, as required by Section 65401 of the Government Code, a list of projects being planned or constructed in the 2018 - 2019 Fiscal Year (FY) by the Capital Improvement Program (CIP) for conformity with the General Plan.

(ii) All projects, as listed in Exhibit A, are located in the City of Brea and are consistent with policies of the City.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea as follows, that:

1. In all respects as set forth in the Recitals, Part A, of this Resolution.

2. The 2018 - 2019 FY CIP as contained in the Draft Seven-Year CIP has been reviewed with particular regard to its conformity with the General Plan.

3. Said 2018 - 2019 FY CIP is in conformity with the General Plan, pursuant to Section 65401 of the Government Code. The proposed CIP has been found to serve the implementation of various goals and policies of the General Plan as specifically outlined within the staff report and the accompanying list of projects.

4. This Resolution shall constitute this Commission's report and recommendation to the City Council as required by the Government Code.

5. The Planning Commission also finds and determines that the projects identified in Exhibit A, Section III are categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder pursuant to Section 15301 and 15262 of Division 6 of Title 14 of the California Code of Regulations.

6. The Secretary of this Commission shall certify to the adoption of this Resolution and forthwith transmit a certified copy to the City Council, as the report required to meet California Government Code 65401.

ADOPTED AND APPROVED this 24th day of April 2018.

_____
Chairman, Planning Commission

DRAFT

I, Jennifer Lilley, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 24th day of April 2018, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 24th day of April, 2018, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:_____
Secretary, Planning Commission

DRAFT

GENERAL PLAN CONFORMANCE MATRIX
2018/19 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
	STREET IMPROVEMENTS			
7219	Traffic Calming Improvements	CD 2.3, 6.4, 11.5		PS 3.1
7251	57 Freeway/Lambert Road Interchange	CD 10.1, 11.1, 11.6, 27.1, 28.1	CR 13.1	PS 3.1
7278	Imperial Hwy & Berry Street Intersection Improvements	CD 11.1, 11.2		
7288	Randolph Avenue Rehabilitation	CD 11.1		
7305	Brea Boulevard Widening	CD 10.3, 10.4, 10.5, 27.2		PS 3.1
7306	Imperial Hwy /SR-57 Interchange Improvements	CD 10.1, 11.1, 11.6, 27.1, 28.1	CR 13.1	PS 3.1
7308	Birch Street & Brea Boulevard Intersection Rehabilitation	CD 4.3		PS 3.1
7309	North Brea Boulevard Underground Utility District	CD 4.2,	CR 10.1	
7310	Central Ave & Tamarack Ave Intersection Improvements	CD 11.1, 11.6		
7311	Puente Street Rehabilitation	CD 1.12,11.1,27.2	CR 13.2	
7312	Citywide Slurry Seal Program	CD 1.12, 27.2		
7313	Citywide Sidewalk Replacement	CD 2.4, 13.2		PS 3.1
7315	Alley Rehabilitation No.1 E. of Redwood Between Birch	CD 1.12, 11.1,27.2		
7316	Alley Rehabilitation No. 2 E. of Puente St. Between Joyce and Walling	CD 1.12, 11.1,27.2		
7317	Cliffwood Industrial Park Pavement Rehabilitation	CD 2.5, 11.1, 27.2		
7318	Kraemer Blvd & Lambert Road Rehabilitation (phase 3)	CD 11.1, 27.2	CR 13.2	
7319	Alley Rehabilitation – W. of Flower N. of Imperial Hwy	CD 1.12, 11.1, 27.2		
7320	Alley Rehabilitation W. of Sycamore btwn Elm & Date	CD 1.12, 11.1, 27.2		
	SEWER IMPROVEMENTS			
7617	Sewer Main Relining	CD 14.2		
7621	Randolph/Imperial Sewer Main Replacement	CD 14.2, 27.2		
7626	South Brea Sewer Repairs	CD 14.2, 27.2		
7627	Central Avenue 8″ Sewer Main Upsize	CD 14.2, 27.2, 27.3		

Shaded Areas = New FY 18/19 Projects

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
	STORM DRAIN IMPROVEMENTS			
7522	Randolph Creek Restoration	CD 15.1	CR 9.2, 9.3, 10.5, 12.1	PS 7.1
7524	Catch Basin Inserts	CD 15.2	CR 11.6, 12.2	
	TRAFFIC SAFETY ENHANCEMENTS			
7212	Illuminated Street Name Sign Upgrade	CD-17		
7218	Traffic Signal Controller Upgrade	CD 2.3, 4.3, 11.1	CR 13.1	
7702	Regulatory Sign Replacement	CD 2.3, 4.3, 11.1, 11.5		
7703	Street Name Sign Replacement	CD-17		
7704	Emergency Changeable Message Signs	CD 11.6		
7708	Central/State College Traffic Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7709	Birch Street Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7710	Kraemer Boulevard Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7714	Imperial Highway Traffic Signal Synchronization	CD 2.3, 10.3, 10.4, 11.6	CR 13.1	PS 1.2, 1.5
7715	Valencia Avenue (SR 142) Traffic Signal Syncronizatio	CD 2.3, 10.3, 10.4, 11.6	CR 13.1	PS 1.2, 1.5
	WATER IMPROVEMENTS			
7442	Miscellaneous Water Improvement Program	CD 1.12, 13.2, 14.2		
7453	Gemini Ave, Steele Drive Waterline Improvements	CD 1.12, 2.5, 13.2, 14.2		
7454	Walnut-Orange Waterline Improvements	CD 1.12, 13.2, 14.2		
7457	Pleasant Hill Tract Water Improvements	CD 1.12, 13.2, 14.2		
7458	Napoli Tract Water Improvements	CD 1.12, 13.2, 14.2		
7459	North Hills West Tract Water Improvements	CD 1.12, 13.2, 14.2		
7460	North Hills Tract Water Improvements	CD 1.12, 13.2, 14.2		
7461	Cliffwood Tract Water Improvements	CD 1.12, 13.2, 14.2		
7464	Puente Street Water Main Replacement	CD 1.12, 13.2, 14.2		
7466	South Brea Neighborhood Water Main Replacements	CD 1.12, 13.2, 14.2		
7470	Pump Replacement at Carbon Canyon Booster Station No. 3	CD 1.12, 13.2, 14.2		
7471	Construction of Carbon Canyon Booster Station 3	CD 1.12, 13.2, 14.2		
7473	Valencia Reservoir Repainting	CD 27.2		

Shaded Areas = New FY 18/19 Projects

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
	FACILITY IMPROVEMENTS			
7873	Tracks at Brea	CD 1.7, 11.3, 12.5, 13	CR 1.6, 3.5, 6, 7, 13.5	
7909	ADA Transition Plan for Public Facilities			PS
7914	Skate Park Upgrades	CS 1.1	CR 1.1, 1.6	
7922	Arovista Park Slope Erosion Control	CD 1.12, 27.2		
7923	Fire Station No.1 Seismic Upgrades			
7929	Lagos De Moreno Park Upgrades	CD 9.6	CR 3.2	
7931	Civic Center 3rd Floor Remodel	CD 18, 20, 23.6		
7932	Reclaimed Water Conversion Project	CD 14.1, 14.2, 23.6	CR 11.4, 13.2	
7935	New Sports Park Playground	CD 9.6	CR 1.1, 2.2, 3.6	
7936	Landscape Improvements at City Facilities & Medians	CD 14.2	CR 11.4, 11.5, 12.2	
7939	Playground Surfacing at 9 Parks	CD 9.6, 27.2		
7940	Arovista Park (West) Restroom Repairs	CD 1.12		
7941	Fire Station 3 Metal Roof Replacement	CD 1.12, 27.2		
7942	HVAC Component Replacement at Civic Center	CD 27.2	CR 13.2	
7943	Brea Fitness Center Flooring Replacement	CD 27.2		
7944	Senior Center Kitchen Enhancements	CD 27.2		
7945	Aurora / SR 57 Caltrans Replacement Planting	CD 27.2		
7946	Tracks At Brea Western Expansion	CD 1.7, 11.3, 12.5, 13	CR 1.6, 3.5, 6, 7, 13.5	
7947	Arovista Park Lower Parking Lot Rehabilitation	CD 1.12, 27.2		
7948	Arovista Park Upper Parking Lot Rehabilitation	CD 1.12, 27.2		
7949	Arovista Park Synthetic Turf Infield	CD 1.12	11.1	
7950	Dog park upgrades	CD 1.12, 27.2	11.1	
7951	Tracks at Brea Segment 2 Landscape Improvements	CD 1.7, 13		
7952	Tracks at Brea Segment 3 Drainage Repairs	CD 1.7, 13		
7953	Senior Center Security Enhancements	CD 27.2		PS 1.8
7954	Civic Center Security System Improvements	CD 27.2		PS 1.8
7955	Human Resources & Finance Division Reconfiguration	CD 27.2		

Shaded Areas = New FY 18/19 Projects

EXHIBIT A

Section I

Environmental Findings Completed

7212	Illuminated Street Name Sign Upgrade	Categorical Exempt
7218	Traffic Signal Controller Upgrade	Categorical Exempt
7219	Traffic Calming Improvements	Categorical Exempt
7251	57 / Lambert Road Interchange	Mitigated Negative Declaration
7288	Randolph Avenue Rehabilitation	Categorical Exempt
7309	North Brea Boulevard Underground Utility District	Categorical Exempt
7312	Citywide Slurry Seal Program	Categorical Exempt
7313	Citywide Sidewalk Replacement	Categorical Exempt
7453	Gemini Ave, Steele Drive Water Improvements	Categorical Exempt
7454	Walnut & Orange Avenue Water Improvements	Categorical Exempt
7457	Pleasant Hill Water Improvements	Categorical Exempt
7461	Cliffwood Tract Water Improvements	Categorical Exempt
7522	Randolph Creek Restoration	Categorical Exempt
7524	Catch Basin Inserts	Categorical Exempt
7617	Sewer Main Relining	Categorical Exempt
7621	Randolph/Imperial & Lambert/State College Sewer Main Replacements	Categorical Exempt
7627	Central Avenue 8” Sewer Main Upsize	Categorical Exempt
7704	Emergency Changeable Message Signs	Categorical Exempt
7873	Tracks at Brea	Negative Declaration
7903	Super Block 1 Parking Structure	Mitigated Negative Declaration
7935	New Sports Park Playground	Categorical Exempt
7936	Landscape Improvements at Facilities & Medians	Categorical Exempt

Section II

Environmental Findings To Be Done

7305 Brea Boulevard Widening
7306 Imperial Hwy / SR 57 Interchange Improvements
7946 Tracks At Brea Expansion Study

Section III

Categorical Exempt Projects

		Section 15304
7945	Aurora/SR-57 Caltrans Replacement Planting	Class 4 (b)
7949	Arovista Park Synthetic Infield Turf	Class 4 (b)
7950	Dog Park Upgrades	Class 4 (a & b)
7951	Tracks Segment 2 Landscape Improvements	Class 4 (a & b)

Section III (Continued)

Categorical Exempt Projects

		Section 15301
7278	Imperial Hwy & Berry Street Intersection Improvements	Class 1 (c)
7308	Birch St. & Brea Blvd Intersection Rehabilitation	Class 1 (c)
7311	Puente Steet Rehabilitation	Class 1 (c)
7316	Alley Rehabilitation East of Puente North of Joyce	Class 1 (c)
7317	Cliffwood Industrial Park Pavement Rehabilitation	Class 1 (c)
7319	Alley Pavement Rehab – w/o Flower n/o Imperial Hwy	Class 1 (c)
7320	Alley Pavement Rehab w/o Sycamore btwn Elm & Date	Class 1 (c)
7473	Valencia Reservoir Repainting	Class 1 (d)
7624	Briarwood Sewer Lift Station Rehabilitation	Class 1 (d)
7626	South Brea Sewer Repairs	Class 1 (d)
7702	Regulatory Sign Replacement	Class 1 (c)
7703	Street Name Sign Replacement	Class 1 (c)
7914	Skate Park Upgrades	Class 1 (c)
7922	Arovista Park Slope Erosion Control	Class 1 (d)
7923	Fire Station No. 1 Seismic Upgrades	Class 1 (d)
7929	Lagos De Moreno Park Upgrades	Class 1 (d)
7931	Civic Center 3rd Floor Remodel	Class 1 (a)
7939	Playground Surfacing at 9 Parks	Class 1 (d)
7940	Arovista Park (West) Restroom Repair	Class 1 (a)
7941	Fire Station 3 Metal Roof Replacement	Class 1 (d)
7942	Select HVAC Component Replacement at Civic Center	Class 1 (d)
7943	Brea Fitness Center Flooring Replacement	Class 1 (d)
7944	Senior Center Kitchen Enhancements	Class 1 (a)
7947	Arovista Park Lower Parking Lot Rehabilitation	Class 1 (c)
7948	Arovista Park Upper Parking Lot Rehabilitation	Class 1 (c)
7952	Tracts at Brea Segement 3 Draiange Repairs	Class 1 (c)
7953	Senior Center Security Enhancements	Class 1 (a)
7954	Civic Center Security System Improvements	Class 1 (a)
7955	Human Resources & Finance Division Reconfiguration	Class 1 (a)

		Section 15302
7442	Miscellaneous Water Improvement Program	Class 2 (c)
7458	Napoli Tract Water Main Replacement	Class 2 (c)
7464	Puente Street Water Main Replacement	Class 2 (c)
7466	South Brea Neighborhood Water Main Replacement	Class 2 (c)
7471	Construct Carbon Canyon Booster Station 3	Class 2 (c)
7708	Central State College Traffic Signal Synchronization	Class 2 (c)
7709	Birch Street Traffic Signal Synchronization	Class 2 (c)
7710	Kraemer Blvd Traffic Signal Synchronization	Class 2 (c)
7714	Imperial Highway Traffic Signal Synchronization	Class 2 (c)
7715	Valencia Avenue Traffic Signal Synchronization	Class 2 (c)
7932	Reclaimed Water Conversion Project	Class 2 (c)
7952	Tracks Segment 3 Drainage Repairs	Class 2 (c)

Statutory Exempt Project

7909 ADA Transistion Plan for Public Facilities **Section 15262**

Goals and Policies

The following goals and policies address issues first of a citywide relevance and then those pertaining to specific focus areas within the planning area.

Citywide

Brea is a diverse community. To continue this diversity, new development must be compatible with the established urban fabric. Residential, commercial, industrial, parks, and open space are to provide a balance and mixture of uses, not only complementing the existing community, but accommodating future needs and desires of the community.

Goal CD-1	**Provide a balance of land uses to meet the present and future needs of all residents.**
Policy CD-1.1	Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate for the neighborhoods.
Policy CD-1.2	Maintain a land use structure that balances the provision of jobs and housing with available infrastructure and public and human services.
Policy CD-1.3	Endeavor to create a mixture of employment opportunities for all economic levels of citizens.
Policy CD-1.4	Ensure that the City maintains a balance among residential, commercial, and industrial land uses.
Policy CD-1.5	Provide opportunities for development of housing that responds to diverse community needs in terms of density, size, location, design, and cost.
Policy CD-1.6	Accommodate a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy CD-1.7	Create and maintain linked open spaces and pedestrian access that serve the entire community.
Policy CD-1.8	Connect, where possible, all neighborhoods of the community and surrounding areas located with the City and Sphere of Influence with greenways and well-planned, well-located park areas. Maximize connections to hillside and open space areas.
Policy CD-1.9	Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.
Policy CD-1.10	Preserve open space wherever possible, especially in the hillside areas.
Policy CD-1.11	Maintain a mixture of business and retail uses within the community.
Policy CD-1.12	Preserve existing older but well-maintained neighborhoods.
Policy CD-1.13	Address "mansionization" in the community.
Policy CD-1.14	Update and enforce the Neighborhood Preservation Ordinance.
Policy CD-1.15	Strongly encourage the master planning of any large contiguous land holdings.
Policy CD-1.15	Strongly encourage the prezoning and annexation of unincorporated properties in the City of Brea in order to avoid the creation of new County islands.

Implementation Guide

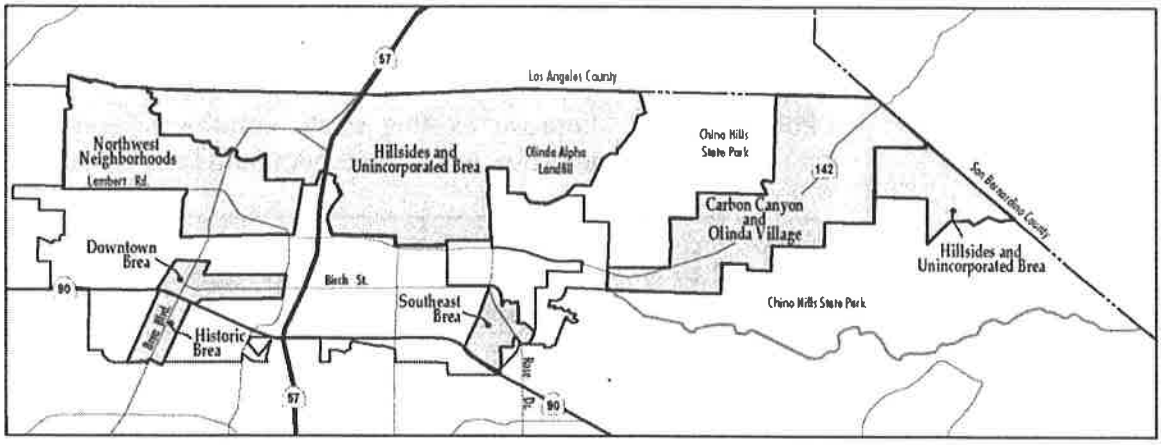
See Section I of the Implementation Guide for action programs.

Focus Areas

Specific goals and policies have been developed for six distinct areas (Figure CD-5) that need special planning attention:

- Northwest Neighborhoods
- Downtown Brea
- Historic Brea
- Carbon Canyon and Olinda Village
- Hillsides and Unincorporated Brea
- Southeast Brea

Figure CD-5 Focus Areas



Northwest Neighborhoods

The northwest corner of Brea contains a mix of residential neighborhoods, including several senior housing developments. The edges of several northern neighborhoods abut undeveloped open space in unincorporated Orange County. Most of the homes were built between the 1950s and 1970s, with some newer tracts built in the 1980s and 1990s. Given the age of the homes, focused attention will be required to maintain the quality of the neighborhoods.

A key opportunity exists to revitalize aging commercial strips with either new neighborhood-serving commercial centers or mixed-use developments that provide both needed housing and local commercial shops and services.

Goal CD-2	**Preserve and enhance the character of neighborhoods in northwest Brea.**
Policy CD-2.1	Ensure that the design of new residential developments is sensitive to the character of existing neighborhoods.

Policy CD-2.2	Ensure that new developments are integrated with established neighborhoods through a network of street and pedestrian connections.
Policy CD-2.3	Pursue circulation improvements that promote safe vehicle speeds. Utilize creative methods to reduce speeds, and improve circulation such as timed traffic lights and traffic calming devices.
Policy CD-2.4	Preserve existing neighborhood characteristics, including tree-lined streets, sidewalks, and building orientation.
Policy CD-2.5	Improve existing small, commercial centers to improve access, aesthetics, and business success.
Goal CD-3	**Improve access to transportation, shopping, and community services throughout existing neighborhoods.**
Policy CD-3.1	Promote greater mobility through pedestrian improvements and improved transit access.
Policy CD-3.2	Increase the number and variety of services, transportation access, and activity centers for seniors.
Policy CD-3.4	Encourage local retail businesses to serve the Northwest area.
Policy CD-3.5	Provide visual links between the Northwest area Downtown Brea.
Policy CD-3.6	Provide appropriate and accessible public transportation service to the Northwest neighborhoods.

Downtown Brea

The success of Downtown can be attributed to its integration of residential and commercial land uses. Brea residents and visitors from surrounding communities enjoy the shopping, entertainment, and dining available within a compact, pedestrian-friendly area. Linking surrounding neighborhoods to Downtown Brea is vital to the continued success of Downtown.

Goal CD-4	**Maintain and improve the vitality, economic strength, accessibility, and livability of Downtown.**
Policy CD-4.1	Explore economic and employment opportunities to diversify the business mix in Downtown.
Policy CD-4.2	Improve transportation, pedestrian, and visual connections between Downtown and the rest of the community.
Policy CD-4.3	Utilize traffic calming measures as appropriate to improve safety and access.
Policy CD-4.4	Extend mixed-use development from Downtown along the Brea Boulevard and Birch Street corridors.
Policy CD-4.5	Create large interactive and inviting public spaces.
Policy CD-4.6	Build linkages between Downtown and the Civic Center/Brea Mall area.
Policy CD-4.7	Encourage the use of historic features in the Downtown area.
Policy CD-4.8	Explore the use of a trolley system to serve Downtown and surrounding areas.

Historic Brea

Neighborhoods in southwest Brea contain a concentration of homes dating to the early twentieth century. City Hall Park is a unique and treasured community resource, containing Brea's Old City Hall, the Brea Plunge, and the Old American Legion Hall. The South Walnut residential neighborhood surrounding City Hall Park contains many structures 80 to 90 years old that have not been properly repaired and are in danger of ruin. Many of these structures exhibit craftsmanship characteristic of their era and incorporate unique materials.

South Brea Boulevard serves as the primary arterial for the neighborhoods to the east and west of it. While the street is primarily oriented toward automobile uses, its current mix of

Goal CD-6	**Provide for the revitalization of the South Brea Boulevard Core.**
Policy CD-6.1	Encourage redevelopment of South Brea Boulevard properties through economic development.
Policy CD-6.2	Where housing is a component of a project within properties in the Mixed Use III area, the development of ownership housing opportunities shall be encouraged.
Policy CD-6.3	Ensure that traffic generated by new development along South Brea Boulevard, particularly where that traffic generated by new residential development, takes ingress/egress from South Brea Boulevard and is not directed into neighborhood streets.
Policy CD-6.4	Develop programs, such as traffic calming, that discourage use of neighborhood streets for regional cut-through traffic.
Policy CD-6.5	Encourage the inclusion of open spaces, linkage parks, street trees, and enhanced pedestrian amenities on South Brea Boulevard.

Carbon Canyon and Olinda Village

Carbon Canyon contains important biological habitat. Prior community visioning programs have emphasized the community's ideas regarding resource preservation. Olinda Village is a distinct residential neighborhood within Carbon Canyon. The rural character of the area, together with the development constraints imposed by topography, geologic conditions, and the configuration of Carbon Canyon Road, a State highway, may limit land use opportunities within Carbon Canyon.

Goal CD-7	**Create an environment in Carbon Canyon that balances the community's long-term housing needs with community open space, habitat conservation, and public safety goals.**
Policy CD-7.1	Base allowable development on the ability of infrastructure, landforms, physical constraints, and emergency response capabilities to support new development.

Goal CD-9	**Create a dynamic, mixed-use urban village that integrates a range of housing types (including senior housing), moderate-intensity commercial uses, educational and public uses, and parks.**
Policy CD-9.1	Ensure that new commercial uses complement rather than compete with businesses along Imperial Highway and in Downtown.
Policy CD-9.2	Accommodate emerging housing trends, and encourage pedestrian linkage to surrounding neighborhoods and activity centers.
Policy CD-9.3	Encourage the establishment of community recreation and park facilities in the area.
Policy CD-9.4	Support efforts to establish quality, community institutions in the area.
Policy CD-9.5	Provide quality, affordable housing that would accommodate young families, college students, and educators.
Policy CD-9.6	Preserve open space within this area, and provide outdoor recreation facilities.
Policy CD-9.7	Strongly encourage the master planning of any large contiguous land holdings in this area.
Policy CD-9.8	Strongly encourage the prezoning and annexation of the unincorporated properties in this area into the City the Brea in order to avoid the creation of new County islands.

Implementation Guide

See Section I of the Implementation Guide for action programs.

Parking

Parking typically is considered a separate issue from vehicle circulation. However, the presence of on-street parking has a direct effect on roadway capacity. In addition, off-street parking deficiencies can cause vehicles to re-circulate on public streets, which also increases traffic volumes and congestion by reducing capacity for through traffic.

The City's zoning ordinance includes parking requirements to ensure that adequate number of spaces are provided on-site for most uses, as well as minimum stall dimensions that are consistent with current standards for other jurisdictions. These regulations apply to all new developments and may be applied to existing uses that are modified or expanded.

Goals and Policies

The following goals and policies ensure that Brea maintains a safe and efficient transportation network, and that a variety of mobility choices are available throughout the community.

Regional Transportation Facilities

Transportation in Brea is directly related to an overall transportation network for the four-county area. Roadway facilities in Brea accommodate regional traffic resulting from congestion on State Route 57 and limited access between San Bernardino and Riverside counties to Orange and Los Angeles counties. Planning for the needs of the community necessarily includes recognition of the related transportation needs and planning efforts of the surrounding communities, County, and region. With that recognition is the need for the City to actively monitor transportation planning in the surrounding area and strongly encourage regional transportation improvements.

Goal CD-10:	**Maintain an effective regional transportation network.**
Policy CD-10.1	Work continually with Caltrans to improve access to and from State Route 57.
Policy CD-10.2	Support efforts to establish rail travel connections with a regional network.

Policy CD-10.3	Cooperate with surrounding jurisdictions to ensure the efficient operation of the arterial network system.
Policy CD-10.4	Work with Caltrans, the Orange County Transportation Authority, and surrounding jurisdictions to provide adequate capacity on regional routes for through traffic and to minimize cut-through traffic on the local street system.
Policy CD-10.5	Work with Orange County Transportation Authority to ensure that the County Master Plan of Arterial Highways is consistent with the City's Master Plan of Roadways.
Policy CD-10.6	Recognize that Carbon Canyon Road will continue to serve high volumes of regional traffic despite its designation as a Modified Commuter. Thus, examine design solution alternatives that can improve the safety and efficiency of Carbon Canyon Road.
Policy CD-10.7	Continue to work with the Four Corners Group to explore regional solutions to the four-county area.

Local Circulation System

A well-designed local roadway system is needed to provide safe and convenient access to activities in Brea. The local roadway serves the community's primary need for mobility and includes a hierarchy of city streets to meet that need.

Goal CD-11	**Provide a safe and efficient circulation system that meets the needs of the community.**
Policy CD-11.1	Maintain a circulation system that is based upon and is in balance with the Land Use Element of the General Plan.
Policy CD-11.2	Establish Level of Service goals for designated City streets, and ensure that new development maintains these service levels.

Policy CD-11.3	Plan neighborhood streets, pedestrian walks, and bicycle paths as a system of fully connected routes throughout the City.
Policy CD-11.4	Protect residential streets from arterial street traffic.
Policy CD-11.5	Use traffic calming measures in residential neighborhoods where warranted and appropriate to enhance safety for pedestrians.
Policy CD-11.6	Utilize creative methods to reduce congestion and improve circulation.
Policy CD-11.7	Maintain the existing width of streets and roads that serve Olinda Village.
Policy CD-11.9	Consider establishing landscaped center medians on arterial streets such as Imperial Highway, Birch Street, and South Brea Boulevard.
Policy CD-11.10	Work with the Brea Olinda Unified School District to establish safe routes to all schools and to facilitate better circulation surrounding schools in the A.M. and P.M. peak traffic periods.
Policy CD-11.11	Examine alternative methods such as traffic calming, landscaping, provision of bike/transit lanes to slow traffic, improve street capacity, and increase safety.

Public Transportation System

To maximize use of the existing public transportation facilities and services, there is a need to increase the availability and use of public transit and non-vehicular methods of travel.

Goal CD-12	**Promote and support an efficient public transportation system.**
Policy CD-12.1	Support transit providers such as the Orange County Transportation Authority in granting additional service routes within the City as needed.

Policy CD-12.2	Promote and market the regional transportation network to encourage transit use.
Policy CD-12.3	Study the transportation need of seniors. Plan for transit that suits the daily needs of Brea residents.
Policy CD-12.4	Implement local transit or paratransit service to provide efficient connections from residential neighborhoods to and among urban centers and Downtown.
Policy CD-12.5	Require new developments to incorporate transit-oriented design features, as appropriate.
Policy CD-12.6	Balance accommodations for automobiles, transit, bicycles, and pedestrians in the design of new streets and streetscape improvements.

Pedestrian and Bicycle Facilities

Non-vehicular methods of travel, such as walking or bicycling, can also reduce demands on the roadway system where necessary improvements exist to promote those methods. It is important that facilities are in place to make walking and biking easy, comfortable, convenient, and safe. Together, public transit and non-vehicular modes can provide healthy and environmentally conscience modes of travel than to the automobile.

Goal CD-13	**Provide for an extensive, integrated, and safe bicycle, hiking, and pedestrian network throughout the community, and make Brea a pedestrian-friendly community.**
Policy CD-13.1	Develop and maintain a comprehensive and integrated system of bikeways that promotes bicycling riding for commuting and recreation.
Policy CD-13.2	Provide for safe and convenient pedestrian connections to and from Downtown, other commercial districts, neighborhoods, and major activity centers within the City.

Policy CD-13.3 Establish the Birch Street corridor between Downtown Brea and the Civic and Cultural Center/Brea Mall as a pedestrian and bicycle-friendly travel way.

Policy CD-13.4 Require new developments to provide for the use of alternative modes of transit via internal trails or travel ways – public or private – for pedestrians and vehicles other than cars. New developments shall include such features as well-designed sidewalks and parkways, bike lanes and paths, and dedicated bus turn-outs.

Implementation Guide

See Section II of the Implementation Guide for action programs.

participates in the NPDES permit program via a partnership consisting of the County, all cities within Orange County, and the County Flood Control District.

Goals and Policies

Goal CD-14	**Provide sufficient levels of water, sewer, and storm drain service throughout the community.**
Policy CD-14.1	Coordinate the demands of new development with the capacity of water and sewer systems.
Policy CD-14.2	Implement the City's water and sewer master plans to correct known deficiencies.
Policy CD-14.3	Require that new developments fund fair-share costs associated with City provision of water, sewer, and storm drain service.
Policy CD-14.4	Work with developers to ensure that adequate funding and support for required infrastructure is provided or ensured via bonds.

Goal CD-15	**Minimize damage to the wastewater collection and treatment systems by preventing discharge of materials that are toxic or which would obstruct flows.**
Policy CD-15.1:	Pursue treatment and disposal methods which, to the maximum extent feasible, provide for further beneficial use of wastewater and allow beneficial uses of land or water receiving the effluent.
Policy CD-15.2:	Continue to investigate and carry out cost-effective methods for reducing storm water flows into the wastewater system.
Policy CD-15.3:	Update and enforce Brea's standards for the quality of wastewater discharged to the system.

The citywide urban design objectives and design guidelines for districts and neighborhoods have been crafted around the following five overarching goals:

Goal CD-17	**Promote and maintain a distinct community identity and sense of place that include the presence of identifiable districts and neighborhoods.**
Goal CD-18	**Emphasize the use of public spaces and pedestrian and transit use throughout the community.**
Goal CD-19	**Encourage active and inviting street environments that include a variety of uses within Commercial and Mixed-Use areas.**
Goal CD-20	**Encourage site planning within Commercial and Mixed-Use districts that functionally and visually integrates on-site facilities and uses, including buildings, services, access, and parking.**
Goal CD-21	**Integrate residential development with its built and natural surroundings, and in particular, encourage a strong relationship between dwellings and the street.**
Goal CD-22	**Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts.**

Implementation Guide

See Section III of the Implementation Guide for action programs.

- **Housing availability.** Available and affordable housing must be accommodated as Brea continues to expand economically. In the 1990s, the Economic Development Department and the Redevelopment Agency participated in several projects that created new affordable housing opportunities. Brea has identified a need not just for affordable housing but also for homes priced above $500,000 that establish a move-up market for executives and other high wage earners who wish to remain in Brea as their earning power increases.

Goals and Policies

The Economic Development goals and policies call for continued economic successes and outline strategies the City will pursue keep Brea on track as a community that experiences a comfortable quality of life.

Tax Base Revenue Growth

Economic growth can bring many benefits to the community, including jobs, housing, and new revenue. New growth will lead to higher tax revenue, thus benefiting residents and the community directly by enhancing many of the public services the City provides. The City will collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses alike.

Goal CD-23	**Encourage and facilitate activities that expand the City's revenue base.**
Policy CD-23.1	Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.
Policy CD-23.2	Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.
Policy CD-23.3	Track retail trends, and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Policy CD-23.4	Encourage new development along highly visible corridors that is pedestrian oriented and includes a mixture of retail, residential, and office uses.
Policy CD-23.5	Use the City's redevelopment authority to create opportunities for businesses to establish in Brea and bring high-skill and professional jobs and new revenue sources into the community.
Policy CD-23.6	Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.
Policy CD-23.7	Recognize the need of the work force to have convenient access to safe, affordable, and quality child care.

Diversity

Brea understands that part of its economic stronghold stems from its employment diversity of office, retail, manufacturing, and industrial businesses. Retaining and expanding these businesses will continue the economic benefits the City maintains, as well as those seeking employment opportunities in Brea.

Goal CD-24	**Maintain and expand the City's diverse employment base, including office, retail, manufacturing, and industrial businesses.**
Policy CD-24.1	Engage in activities that promote Brea as a good place to work and develop a business.
Policy CD-24.2	Identify opportunities to assist under-performing office and employment centers to restructure their tenant mix, market assists, and improve individual customer bases to remain competitive in today's changing market place.
Policy CD-24.3	Support training and educational opportunities in the City to develop a highly trained and professional work force, and encourage local business to hire local residents.

Policy CD-24.4	Work with organizations such as the Chamber of Commerce to implement marketing programs that identify economic opportunities in the City.
Policy CD-24.5	Continue to work with surrounding cities to strengthen North Orange County Regional Economic Development.

Expansion of Downtown Brea

To continue the successes of Downtown Brea, expanding similar uses in areas adjacent to downtown can help revitalize underutilized and struggling properties.

Goal CD-25	**Extend the visual identity, mixture of land uses, and fiscal success of Downtown Brea into adjacent areas, including North/South Brea Boulevard.**
Policy CD-25.1	Coordinate development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility and access from Downtown Brea.
Policy CD-25.2	Reconfigure parcels that have poor visibility from the street and are difficult to access by car or through walking.

Revitalization of Aging Business Centers

Brea recognizes the need to revitalize its older commercial areas and support reinvestment and business growth in these areas. Encouraging economic growth can also help meet identified community needs.

Goal CD-26	**Revitalize aging business centers with uses that bring jobs, housing, and new revenues into the community.**
Policy CD-26.1	Continue to use the City's redevelopment authority to facilitate revitalization of blighted and economically struggling business centers and neighborhoods.

Policy CD-26.2	Provide low-interest property rehabilitation loans to Brea businesses through Economic Development Department programs.
Policy CD-26.3	Explore opportunities for mixed-use development projects on sites historically supporting commercial centers.

Implementation Guide

See Section V of the Implementation Guide for action programs.

6) **Adopt a Transportation Demand Management Ordinance** or alternative mitigation to reduce single-occupancy automobile travel.

Southern California Association of Governments

The Southern California Association of Governments, or SCAG, has adopted a Growth Management Plan that applies to the six-county SCAG region (Orange, Los Angeles, San Bernardino, Riverside, Ventura, and Imperial counties). This plan recommends ways that cities and counties can redirect regional growth to minimize traffic congestion and improve environmental quality. A key goal of SCAG's Growth Management Element is to better balance jobs and housing within subregions.

The South Coast Air Quality Management District supports the SCAG Growth Management Plan through implementation of the Air Quality Management Plan (AQMP). The AQMP mandates a variety of measures to reduce traffic congestion and improve air quality. To comply with the AQMP, Brea has adopted an Air Quality Implementation Plan to meet the requirements for local jurisdictions as identified in the regional AQMP. New development in the City must comply with the Air Quality Implementation Plan.

Goals and Policies

Inherent in the Land Use and Infrastructure sections of this Chapter is the goal to balance growth with infrastructure and services. The following goals and policies tie together all development goals under the unifying theme of growth management, and indicate Brea's commitment to continue to work with other jurisdictions to address regional concerns.

Goal CD-27	**Promote balanced growth with supporting public services infrastructure.**
Policy CD-27.1	Integrate land use and transportation planning to provide adequate transportation system service standards.
Policy CD-27.2	Monitor and maintain service levels standards for public services and infrastructure.
Policy CD-27-3	Ensure that new development is in balance with the provision of services and/or funding.

Policy CD-27.4	Explore infill development opportunities wherever possible as open space becomes more limited.
Policy CD-27.5	Support programs that match Brea residents with local jobs to reduce long commutes.
Goal CD-28	**Assist in the provision of adequate regional and local transportation facilities.**
Policy CD-28.1	Cooperate with other agencies to address regional issues and opportunities related growth, transportation, infrastructure, and other planning issues.
Policy CD-28.2	Promote the expansion and development of alternative methods of transportation.
Policy CD-28.3	Encourage the development of housing within close proximity to jobs and services.

Implementation Guide

See Section VI of the Implementation Guide for action programs.

Parks and Recreation

To meet park facility needs of future Breans, new parks and land will need to be acquired incrementally. New park facilities will be designed to allow for changing community needs. Ensuring adaptability in park design in response to demographic shifts allows for greater options and flexibility. Upgrading and maintaining existing parks is vital for their long-term usability. The City is committed to continued investment in its parks as resources are available. The City is also committed to providing new facilities, especially in underserved areas or new types of facilities such as a sports park.

Goal CR-1 **Provide a variety of parks and recreation facilities that meet the diverse needs and interests of the community.**

Policy CR-1.1 Develop a high-quality network of parks and recreational facilities that meet the needs of families, young adults, seniors, children, and disabled individuals.

Policy CR-1.2 Provide similar or equal levels of parks and recreational facilities to all areas of the community.

Policy CR-1.3 Use the following as standards for park development, recognizing that the function of a particular park also affects classification within the system:

Type of Park	Size and Service Area
Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting
Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius
Community or Sports Park	20-50+ acres, with a ½- to three-mile service area radius
Regional Park	50 acres or larger

Policy CR-1.4 Incorporate into large-scale residential developments small neighborhood parks and greens suitable for unstructured play and passive recreation.

Policy CR-1.5 Develop, wherever possible, recreation facilities that have multi-use capabilities and high degree of adaptability to more intensive use or uses as recreation demand changes and/or population density increases.

Policy CR-1.6 Provide similar or equal attention to the development of facilities for individualized activities (casual park use, bicycling, walking, running, skating and riding) as is given to organized recreation and sports.

Policy CR-1.7 Locate and develop a sports park that combines intensive-use lighted sports facilities with shared support facilities such as ample parking, concessions, and restrooms.

Goal CR-2 Protect and preserve existing parks and recreation facilities.

Policy CR-2.1 Protect existing public parks and open space areas from non-recreational uses.

Policy CR-2.2 Ensure that sports facilities for organized sports do not displace existing casual use facilities and parks.

Goal CR-3 Maximize use of open space areas capable of supporting park-type activities.

Policy CR-3.1 Maximize use of available facilities through careful scheduling.

Policy CR-3.2 Continue the school/park joint use concept for increased recreational resources and year-round use of these facilities.

Policy CR-3.3 Use Carbon Canyon Regional Park, Craig Regional Park, and Army Corps of Engineer properties to satisfy some of the City's recreational demands, particularly as they pertain to facilities that require large, relatively level land, such as sports park fields.

Policy CR-3.4 Explore the recreational potential of publicly owned lands and utility rights-of-way.

Policy CR-3.5 Coordinate efforts with other public agencies regarding State and federal programs for existing and potential trail systems, recreational facilities, and recreation programs.

Policy CR-3.6 Encourage the development of recreational facilities by the private sector, including small parks and large-scale facilities requiring a high level of supporting services, supplies, and maintenance. Recreational facilities should be available to all members of the public.

Policy CR-3.7 Develop parks and recreation facilities in a manner that ensures that a minimum of damage to the environment occurs, while still providing a high quality recreation experience.

Implementation Guide

See Section VI in the Implementation Guide.

Open Space

"Open space is a defining characteristic of Brea. The prominent ridgelines and hillsides to the north of Brea form a dramatic backdrop to the entire community. Moreover, many of these ridgelines and hillsides are connected by expansive open spaces. Although not all pristine, these open spaces are valued by Breans and yet these lands are owned by others. Many believe that open space is one reason why Brea remains so special."
– Final Report of the Open Space Task Force, June 1994

Goal CR-4 **Preserve open space aggressively for diverse purposes – as a visual and scenic resource, for habitat conservation, to protect watersheds, and for recreation.**

Policy CR-4.1 Protect and preserve open space wherever possible.

Policy CR-4.2 Select areas for open space preservation using an evaluation system that incorporates the following selection criteria: connectivity, access/recreations, sensitive areas, natural features, subdivision pattern, and buffer zones.

Special design studies of Birch Street will be conducted to determine an appropriate mixed-use path that links Downtown to the Civic and Cultural Center and Brea Mall, and neighborhoods east of SR-57 to the new sports park and middle school.

Flood control rights-of-way represent additional areas where trails can be established, where it is safe to do so. The Trails Master Plan (Figure CR-2) incorporates channels.

Trees and other landscaping provide a pleasant atmosphere for the pedestrian.

Bikeways

Bikeways form an important component of Brea's recreation and circulation system. The Circulation section of the Community Development Chapter addresses bicycle paths.

Goals and Policies

All types of trails will work together to allow easy transition from urban trails to wilderness trails and back again. New developments will require incorporation into the trail system and removal of potential barriers to the trail network.

Goal CR-6	**Provide an extensive trail system that links all areas of Brea.**
Policy CR-6.1	Create linkages to trails within Carbon Canyon and Chino Hills State Park existing and proposed trail system.

Policy CR-6.2 Coordinate trails placement with landowners and conservation biologists knowledgeable of the area.

Policy CR-6.3 Provide a useful, enjoyable, safe, and efficient trail system for equestrians and hikers, with the following objectives and standards:

- Provide multi-purpose trails, where possible, to serve hikers, bicyclers, and horseback riders
- Link trails with adjacent City, County, and State trail systems
- Maintain trail areas in good condition, and free of litter and debris
- Design trails to be flexible and site-specific to minimize the impact on adjacent property and fragile habitats
- Provide a trail system with both short and long hikes/rides and serve the needs of both beginning and advanced hikers/riders
- Utilize citizen volunteers to assist in the development, maintenance and operation of trails and facilities
- Keep citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips
- Separate trails from automobile traffic when possible in order to provide safe conditions for riders and walkers
- Provide appropriate signs to mark all trails
- Design trails entrances to prevent unwanted trail usage by motorized vehicles
- Locate trails to provide linkages between open space and the City greenway system

Policy CR-6.4 Work to incorporate recreational amenities such as trail systems, bike paths, and jogging paths with existing drainage ways, open-space corridors, and utility rights-of-way so that natural resources are retained as assets in the community's recreational system and natural environment.

Policy CR-6.5 Coordinate efforts with other public agencies regarding State and federal programs for existing and potential trail systems, recreational facilities, and recreation programs.

Policy CR-6.6 Develop the trail system illustrated in Figure CR-2.

Policy CR-6.7 Require new developments to provide access and linkage to the citywide trail system.

Goal CR-7 Encourage an urban and walkway trail system within the urban areas of the City.

Policy CR-7.1 Encourage the development of landscaping, walkways, and bike trails that provide direct pedestrian access between work places and residential neighborhoods.

Policy CR-7.2 Provide shielded safety lighting along trails and other public and private walkways separated from a street.

Policy CR-7.3 Acquire abandoned rail rights-of-way to create a continuous multi-purpose trail through Brea. Encourage the creation of small parks, rest rooms, and recreational facilities such as picnic tables and basketball courts along the trail system.

Implementation Guide

See Section VII in the Implementation Guide.

Goal CR-10	**Pursue aggressively the preservation and protection of scenic resources.**
Policy CR-10.1	Create and enforce special standards for development occurring within potential scenic highway corridors.
Policy CR-10.2	Identify streets with unique man-made or natural characteristics for special consideration as scenic routes.
Policy CR-10.3	Manage stands of mature trees, particularly native species, as unique and visual resources.
Policy CR-10.4	Preserve major rock outcroppings as unique landmarks and visual resources to the maximum extent possible.
Policy CR-10.5	Preserve stream courses in their natural state, as they represent a recreation resource, provide community identity, and serve as unifying corridors in the planning area.
Policy CR-10.6	Work aggressively with Orange County, Los Angeles County, State, and other appropriate public agencies, private entities and landowners to conserve, protect and enhance natural resources, particularly within the sphere of influence.

Implementation Guide

See Section IX in the Implementation Guide.

Policy CR-11.5 Utilize design techniques that conserve natural resources and preserve natural terrain, drainage, and vegetation.

Policy CR-11.6 Cooperate with regional agencies, such as the Regional Water Quality Control Board, in their efforts to improve surface and groundwater water quality for all Southern Californians.

Goal CR-12 Protect the beneficial uses of ground and surface waters.

Policy CR-12.1 To the maximum extent practicable, adopt and enforce regulations and engage in educational efforts to eliminate pollution from urban runoff.

Policy CR-12.2 Evaluate development projects for compliance with NPDES requirements, aiming toward reducing pollutant loads in stormwater runoff, minimizing impervious surface areas, and minimizing peak flows.

Implementation Guide

See Section X in the Implementation Guide.

Motor vehicles represent the major source of regional emissions throughout the Basin and within Brea. Land use patterns which poorly disperse housing densities, employment centers, and mass transit facilities lead to excessive automobile usage. Most pollution control strategies have aimed at reducing vehicle usage and using cleaner-burning fuels. Other sources of air pollution include auto repair businesses, dry cleaners, and businesses that regularly use chemicals solvents. Common sources of PM_{10} include road dust, construction activity, grading, and wood-burning stoves and fireplaces. Brea has continued to work with the South Coast Air Quality Management District and in accordance with the Air Quality Management Plan to improve the regional transportation system and regional air quality.

Energy conservation is strategy for improving air quality. Air pollutants are generated by the combustion of fossil fuels to produce electricity, and by the combustion of natural gas. Reducing energy usage decreases the amount of pollutants generated. Energy requirement can be diminished through innovative architectural design, building construction, structural orientation, and landscaping.

Goals and Policies

Cooperation among all agencies in the Basin is necessary to achieve desired improvements to air quality. Brea can participate and contribute its share to those efforts by proper planning and participation in regional air quality management programs.

Goal CR-13	**Improve air quality.**
Policy CR-13.1	Implement City-wide traffic flow improvements.
Policy CR-13.2	Promote energy conservation and recycling by public and private sectors.
Policy CR-13.3	Integrate air quality planning with land use, economic development, and transportation planning.
Policy CR-13.4	Encourage the expansion and retention of local-serving retail businesses (e.g., restaurants, family medical offices, drug stores) to reduce the number and length of automobile trips to comparable services located in other jurisdictions.

Policy CR-13.5	Encourage alternative modes of transportation, such as walking, biking, and public transportation to reduce emissions associated with automobile use.
Policy CR-13.6	Cooperate with the South Coast Air Quality Management District and Southern California Association of Governments in their efforts to implement the regional Air Quality Management Plan.
Policy CR-13.7	Work with other responsible federal, State, and County agencies to decrease air pollution emissions occurring within the air basin.
Policy CR-13.8	Cooperate and participate in regional air quality management planning, programs, and enforcement measures.

Implementation Guide

See Section XI in the Implementation Guide.

Emergency Preparedness Program

Brea is well prepared to respond to all types of emergencies. The City's Emergency Preparedness Program addresses appropriate responses to major earthquakes, hazardous materials accidents, wildfire, and dam failure. The program describes how emergency response will be coordinated and how evacuation of residents will proceed. Program objectives include injury reduction and avoiding loss of life and property damage through effective management of emergency forces.

Goals and Policies

Brea aims to build on its proven safety record by fostering safer neighborhoods through demand-responsive police and fire services, active enforcement, community involvement, and continued proactive public safety planning.

Goal PFS-1	**Ensure that City public safety services are of the highest quality.**
Policy PS-1.1	Work with the Police Department to determine and meet community needs for law enforcement services.
Policy PS-1.2	Provide up-to-date technology to the Brea Police and Fire Department.
Policy PS-1.3	Continue to maintain and develop a community-based police strategy compatible with the needs and size of the community.
Policy PS-1.4	Work with the Fire Department to determine and meet community needs for fire protection and related emergency services. Ensure that sufficient stations, personnel, and equipment are provided to meet growth needs in the City.
Policy PS-1.5	Maintain a maximum 4 to 6 minute emergency response time for fire safety services. Maintain a 3 to 5 minute response time from emergency police response services. Require that all new development be able to meet established standards for such response.
Policy PS-1.6	Impose special conditions as needed on development projects to ensure that adequate fire protection measures are in place and maintained.

Policy PS-1.7 Incorporate the tenets of Community Oriented Policing into the design of crime prevention and enforcement programs.

Policy PS-1.8 Use technology to improve crime prevention efforts.

Policy PS-1.9 Maintain and update, as appropriate, the City's emergency preparedness programs, plans, and procedures to ensure the health and safety of the community in the event of a major disaster.

Policy PS-1.10 Initiate annual public information programs that explain the City's Emergency Preparedness Program and other emergency preparedness programs.

Policy PS-1.11 Support volunteer programs, after school activities such as DARE, police activities within high schools, and Neighborhood Watch programs.

Policy PS-1.12 Ensure that local authorities have the necessary tools and education to cite and correct problems before they becomes safety issues.

Implementation Guide

See Section XVIII in the Implementation Guide.

Crime Prevention through Environmental Design (CPTED)

Secure streets and public places reduce the potential for criminal activity. One method of addressing crime prevention is defensible space planning. Defensible space planning uses design techniques, building orientation, and features of the built environment to deter criminal activity and positively influence human behavior and the perception of safety. Defensible space planning is a key element in a local comprehensive crime prevention and safety plan. CPTED techniques look to incorporate four key considerations into site planning and architectural design: territoriality, natural surveillance, activity support, and access control.[1]

[1]Basics of Crime Prevention Through Environmental Design. www.ncpc.org

Goal PS-2	**Improve community safety and reduce opportunities for criminal activity through appropriate physical design.**
Policy PS-2.1	Develop defensible space guidelines to be used in the review of development proposals.
Policy PS-2.2	Maximize natural surveillance through physical design features, including well-lighted driveways, walkways, and exteriors; visible entryways from surrounding structures and businesses; well-defined walkways and gates; and landscaping that does not obscure visibility.
Policy PS-2.3	Ensure that community areas and amenities such as transit stops, sidewalks, plazas, and parks are appropriately lighted, free of hidden spaces, and patrolled.
Policy PS-2.4	Practice active surveillance measures in certain areas such as parking structures.

Implementation Guide

See Section XIX in the Implementation Guide.

Pedestrian Safety

Hand-in-hand with the goal of creating a walkable city is the goal of creating safe streets and travelways. People need to feel safe in their environment if they are to be encouraged to use trails, pedestrian paths, and sidewalks to move about the community.

Goal PS-3	**Provide safe pedestrian environments citywide.**
Policy PS-3.1	Ensure that pedestrian safety is enhanced and maintained through the inclusion of well-designed streets, sidewalks, crosswalks, traffic control devices, and school routes throughout Brea.
Policy PS-3.2	Require all developments to provide adequate safety lighting in pedestrian areas and parking lots.

Dam and Reservoir Failure

The two dams located within the Brea planning area, Carbon Canyon Dam and Orange County Reservoir, provide valuable flood control and water storage functions. Carbon Canyon Dam retains water over a 221-acre area and has a capacity of 7,033 acre-feet.[3] Carbon Canyon Dam is vital for the flood protection of portions of the coastal plains in Orange County, including the cities of Fullerton, Placentia, and Anaheim. The U.S. Army Corps of Engineers is responsible for the dam's safety and conducts inspections on a regular basis. In the unlikely event of dam failure due possibly to an earthquake, areas below the dam would be flooded to the extent illustrated in Figure PS-3.

Orange County Reservoir, used for water storage, is owned by the cities of Brea (40%), La Habra (20%), and Fullerton (40%), and is operated by the Metropolitan Water District. The reservoir covers 7 acres and has a capacity of 217 acre-feet. Like Carbon Canyon Dam, this dam receives periodic inspections. The flood inundation path (Figure PS-3), should the dam fail, would affect largely residential properties.

Five reservoir tanks in the hills above Brea contain a total of 67.3 million gallons of domestic-use water. All but the Valencia reservoir have been built consistent with up-to-date seismic codes.

Goals and Policies

Brea will strive to protect residents and the community at large from flood hazards.

Goal PS-7:	**Reduce the risk to the community from flooding hazards.**

Policy PS-7.1: Cooperate and work with the Orange County Flood Control District to ensure District flood control facilities are well maintained and capable of accommodating, at a minimum, 100-year storm flows.

Policy PS-7.2: Require that new developments minimize stormwater and urban runoff into drainage facilities by incorporating design features such as detention basins, on-site water features, or other strategies.

[3] One acre-foot equals 325,851 gallons.

Policy PS-7.3: Maintain an active storm drain inspection program.

Policy PS-7.4: Protect critical facilities located within areas subject to flooding.

Policy PS-7.5: Evaluate and monitor water storage facilities to determine which facilities are not self-contained and might pose an inundation hazard to downstream properties.

Policy PS-7.6: Employ strategies and design features that will reduce the amount of impervious surfaces (i.e. paved area) for new development projects.

Implementation Guide

See Section XXI of the Implementation Guide for action programs.