



**CITY OF BREA**  
**Community Development**  
Building & Safety  
Economic Development  
Planning  
**MEMORANDUM**

TO: City Council

FROM: William Gallardo, City Manager

BY: Tracy Steinkruger, Community Development Director

DATE: March 3, 2020

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2019

**EXECUTIVE SUMMARY**

In 2019, the City continued to implement the Goals and Policies identified in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is the annual report on the status of the plan and on Brea's progress in meeting our share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG). The annual report covers the period from January 1, 2019 to December 31, 2019. Once accepted by the City Council, the report will be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development (HCD). This report is due to HCD by April 1, 2019.

**ADMINISTRATION OF THE GENERAL PLAN**

Under California law, each city and county must adopt a comprehensive, long-term General Plan with seven mandated elements. The City of Brea's General Plan was adopted in 2003 and organized into five chapters: including Community Development, Housing, Community Resources, Community Services and Public Safety. Amendments and comprehensive updates are adopted periodically to ensure the General Plan remains current. The following report is organized into the five chapters from the General Plan. The first appendix of the General Plan, Appendix A: Implementation Guide, Attachment A, provides the overall direction and the specific policies to be carried out to fulfill the City Council adopted Goals intended to be achieved as a result of the General Plan Update. This appendix should be referenced for specific information regarding Goals and Policies cited in this report. **Figure 1 through 5** shows the status of the City's General Plan Elements during the 2019 calendar year.

**FIGURE 1**  
**General Plan Community Development Element**

Element	Goal/ Policy	Comment
<b>Community Development</b>		
Land Use	CD-1 CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.7 CD-1.8 CD-1.9 CD-1.15 CD-2.1 CD-2.2 CD-3 CD-3.1 CD-4.2 CD-4.5 CD-4.6 CD-4.8 CD-9.3 CD-9.5 CD-5.1	<p>The Zoning Code is a tool used to implement the goals and policies of the General Plan. Development projects consistent with the General Plan were approved in 2019. The City approved two Precise Developments (PD), eight Conditional Use Permits (CUP) and one Certificate of Compatibility. The projects included improvements to existing commercial, industrial and residential sites.</p> <p>The City completed the Active Transportation Plan (ATP) to further support the Brea Core Plan. The ATP further implements Brea Envisions initiatives in the central area of the City. The plan provides a tool kit to facilitate pedestrian and bicycle connections on Berry Street, Brea Boulevard, Birch Street, Lambert Road and State College Boulevard. The ATP advances several goals of the General Plan and Brea Envisions with respect to healthy, active and pedestrian friendly community and transportation.</p>
Circulation, Infrastructure	CD-1.9 CD-2.3 CD-2.5 CD-3.1 CD-4.4 CD-6.4 CD-10.1 CD-10.4 CD-10.5 CD-11.1 CD-11.2 CD-11.3 CD-11.11 CD-12.5 CD-12.6 CD-13.1 CD-13.2 CD-13.3 CD-14.1 CD-15.3 CD-18 CD-19 CD-26.3 CD-27.1 CD-27.4 CD-27.5 CD-28.1 CD-28.2 CD-28.3	<p>During 2019, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement a safe and efficient circulation system that offers a variety of mobility choices throughout the Community.</p> <p>After years of design, planning and securing of funding, in 2019 the State Route 57 Freeway &amp; Lambert Road Interchange Project entered the construction phase. This project is estimated to cost 100 million dollars and will provide much needed traffic congestion relief by reconfiguring traffic flow at Lambert Road.</p> <p>The City continues to seek out opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network.</p> <p>The City continues to participate in the Regional Transportation Signal Synchronization program. During 2019 the City received grant funding from the Regional Transportation Signal Synchronization Program for the Birch Street Corridor Project which has been completed. This project has entered the monitoring phase and has received fine tuning to make traffic signal adjustments and ensure maximum efficiency.</p>

		<p>The City also continues annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. Six street rehabilitation projects were completed improving pavement conditions in several areas including the area near Cliffwood Industrial Park and alleys on Redwood Avenue, South Flower Avenue, Sycamore Avenue, South Walnut Avenue and east of Puente Street between Joyce Drive and Walling Avenue.</p> <p>Efforts to improve facilities and infrastructure components are facilitated through the City’s CIP program. During 2019, Public Works coordinated and completed several infrastructure and facilities projects including; replacement of the water supply lines for the Cliffwood Industrial Park, replacement of HVAC components at the Brea Civic and Cultural Center and replacement of the metal roof at Fire Station 3.</p>
<p>Economic Development</p>	<p>CD-1.3  CD-1.6  CD-1.11  CD-23.1  CD-23.2  CD-23.4  CD-24.1  CD-24.2  CD-24.3  CD-24.4  CD-24.5  CD-25.1  CD 26  CD-26.3</p>	<p>The City continues to maintain and facilitate the Business Retention and Attraction Program. Brea is an active participant in the Orange County Economic Development Working Group, the Orange County Planning Collaborative, the International Council of Shopping Centers, and the California Association of Local Economic Development (CALED). The City regularly collaborates and partners with the Brea Chamber of Commerce.</p> <p>The City continues to promote the Shop Brea Program, a community marketing effort to encourage Breans to shop locally. The program educates the community on how shopping in Brea benefits residents directly.</p> <p>In 2019, the City hosted its second Brea Business Block Party. Local businesses were invited to setup a booth and participate to help promote their business. Attendees met local businesses and were encouraged to shop Black Friday and Small Business Saturday. The open house-style event was free (for both booth participants and the community) family friendly, with a kids’ craft area, games, food, music, raffle prizes and a festive atmosphere.</p> <p>The City created the “Brea Talks” podcast as a platform to inform the community on growing trends and topics in land use and economic development.</p> <p>The City participates in the International Council of Shopping Centers (ICSC) to meet with property</p>

		<p>owners and potential businesses looking to locate in Brea.</p> <p>The City continues to build connections with the Brea Chambers of Commerce and participates in events including Brea Young Professionals and Lead lunch.</p>
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## HOUSING

### Status of Housing Element Implementation

The City's current Housing Element was adopted on November 5, 2013. California Government Code Section 65588 requires local jurisdictions to frequently review its Housing Element to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- The progress of the city, county or city and county implementation of the housing element.

The City's current Housing Element was reviewed by the State of California in November 2013 and was found to be in full compliance of State housing law. The finding was based on Brea's commitment to addressing its Regional Housing Needs Assessment (RHNA). **Figure 2** below shows the status of the City's General Plan Housing Element Programs.

### Regional Housing Needs Assessment

State law requires jurisdictions to provide their share of the RHNA allocation. The Southern California Association of Governments (SCAG) determines the housing growth needs by income for local jurisdictions through RHNA. The City of Brea's RHNA allocation for the 2014-2021 is 1,851 units which is divided into the following income groups:

- Extremely low – 213 units
- Very Low – 213 units
- Low – 305 units
- Moderate – 335 units
- Above Moderate – 785 units

Attachment E, of this report shows the residential activity for the 2014-2021 Housing Cycle by year, income level, and project. The City of Brea has issued building permits for 1,441 units so far in this Housing Cycle. In 2019, the City issued 13 building permits for a total of 715 new residential units added to the City's housing stock. The majority of this residential permit activity is from Brea Place and Trumark Residential. A total of 9 permits were issued for Accessory Dwelling Units, one single family home and 705 for multi-family residential units including 20 affordable units.

The City has two funds that account for revenues received and expenditures made for affordable housing – The Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for the Low and Moderate Income Housing Asset Fund for fiscal year 2018-2019 is included as Attachment D.

**FIGURE 2**  
**General Plan Housing Element Programs**

Program	Goal/Policy	Achievement
<b>Housing</b>		
Single-family Rehabilitation	HE-1.2 HE-1.3	One (1) loan and four (4) grants were given to low income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grants.
Preservation of Assisted Housing	HE-1.5	The City continues to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	Central Park Village continued to the construction phase. The project will add 20 new affordable units to the City's housing stock.
Land Use Element and Sites Inventory	HE-3.1 HE-3.3 HE-3.4 HE-4.3	The Brea Place project commenced its building permit process. The project is in its second phase and at completion will add 653 residential units to Sites 3 and 4 of the Focused Development Site Inventory.
Mixed Use/ High Density Opportunity Sites	HE-2.2 HE-2.5 HE-2.6 HE-3.1 HE-3.3 HE-3.3	The City is moving forward to consider high density development projects within the Brea Core Area. In 2019, three applications were submitted that are currently in process.
Accessory Dwelling Units (formerly known as second units)	HE-1.1 HE-2.4 HE-3.5	<p>The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. This year 9 building permit applications were approved for ADUs in the City.</p> <p>The City has created a rent survey to work to update the ADU Ordinance to explore incentives to promote ADUs.</p>
Multi-family Design Guidelines	HE-4.0 HE-4.2 HE-4.4	The City was awarded SB 2 funds with an intention to create flexible design guidelines to accommodate new approaches to housing, update parking standards and remove entitlement impediments to streamline the process.
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.

Efficient Project Processing	HE-4.0 HE-4.4	The City has secured funding and is looking to implement a new permit software system to streamline the process and help with record retention.
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
Housing Accessibility	HE-3.1 HE-5.0 HE-5.4	The City continues to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
Senior Housing Opportunities	HE-2.5 HE-5.3 HE-5.4	<p>The City supports a range of housing options to address the diverse needs of Brea's growing senior population.</p> <p>Silverado Residential Care facility completed construction this year. The project added 70 beds for seniors with dementia and memory impairment.</p> <p>The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Active Transportation Plan.</p>
Green Building	HE-6.1 HE-6.3 HE-6.4	<p>The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design.</p> <p>The City adopted the 2019 California Building Code that went into effect on January 1, 2020. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.</p>
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity. Phase One consist of public outreach and education regarding opportunities to implement Brea Envisions initiatives in this central area of the city.

**FIGURE 3**  
**General Plan Community Resources Element**

Program	Goal/Policy	Achievement
<b>Community Resources</b>		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	Repairs to eroding slope conditions were made to Arovista Park.  The City conducted a park inventory and needs assessment of recreational amenities to determine the deficiencies as compared to other local cities and the national average.
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	The City continues to seek out opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network.
Water Conservation and Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Low water use landscape and irrigation improvements were made to the Senior Center, Sports Park and Civic Center areas to maximize water conservation and reduce the demand on water supply.  The City coordinated Brea's 17th Annual Inner Coastal Cleanup to remove debris from the Coyote Creek Watershed which discharges at Seal Beach. The event resulted in the removal of approximately 800 pounds of debris.  Approximately 992 catch basins and storm drains and 46 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES).

**FIGURE 4**  
**General Plan Community Services Element**

Program	Goal/Policy	Achievement
<b>Community Services</b>		
Human Services, Recreation Programs, Education Services	CS-1 CS-1.2 CS-1.4 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) supports the attendance of over 400,000 visitors in 2019. The BCC offers a variety of fitness programs for all ages and other valuable programs including English as a Second Language (ESL), preventative medical screenings, and the “Hands on Brea” Volunteer Program.</p> <p>The Student Advisory Board (SAB) implemented a variety of activities, including an auction benefiting a local homeless prevention center.</p> <p>The Brea Resource Center continues to provide extensive family support programs such as individual, couples and family counseling, support groups, case management, Medi-Cal application assistance, veteran services, homeless outreach services and holiday programs.</p> <p>The City hosted its fourth annual Love Brea event and completed 34 service projects throughout the City. Over 500 volunteers representing local businesses, schools, churches, service groups, youth organizations, city employees and residents attended.</p> <p>The Brea Senior Center continues to offer a variety of programs and services, including informative presentations, health screening and nutritional programs, transportation services, art classes, games, and computer tutoring.</p>

Cultural Arts	CS-5.1 CS-5.6 CS-6.1	<p>Three art pieces were added to Brea’s Art in Public Places (APP) Collection, totaling 183 sculptures throughout the City.</p> <p>In 2019, the Curtis Theatre entertained approximately 52,000 guests and hosted a youth theatre program with a registration of 500 children.</p>
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**FIGURE 5  
General Plan Public Safety Element**

Program	Goal/Policy	Achievement
<b>Public Safety</b>		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department meet with City Staff to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns.</p> <p>The Police Department provides support and expertise to the Traffic Committee.</p> <p>The Police Department’s Homeless Liaison Officer (HLO) and members of the Volunteers in Police Service (VIPS) worked closely with the City’s Resource Center to conduct outreach efforts with identified homeless families and individuals. This team was successful in assisting homeless persons obtain essential services. Additionally, they address complaints related to homelessness.</p> <p>The Police Department began a staffing needs assessment project, driven by future developments and collaborated with City Staff.</p> <p>The Police Department focused on preparing for significant technological upgrades including a new patrol vehicle camera system and implementation of tablet-based computing which will provide Staff mobile options for report writing, citation issuance, and photographic evidence collection.</p>

		<p>To facilitate increased traffic safety, the Police Department purchased an additional radar trailer, acquired through a grant from the California Office of Traffic Safety. The Police Department continues to be represented on the City's Strategic Planning on Technology (SPOT) team.</p> <p>The Police Department's full-time Crime Analyst prepares weekly statistical analysis with the Patrol Area Commanders to identify strategies for intervention and apprehension. Bi-monthly, the Department's commanders and supervisors meet to discuss effectiveness and problem solve in a collaborative environment.</p> <p>The Police Department continually seeks innovative ways to reach and inform the public including the use of technology and a growing social media platform. Weekly live broadcasts on social media provide information and updates on recent police activity and highlight community events. A mobile application was launched in 2019, providing community members a mobile tool for accessing Police Department data and services.</p> <p>Volunteer services remained very strong. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. The Department also conducted its annual Citizen Academy to provide members of the Brea community a closer look at how the Department is organized and functions. The Department staffs a full-time School Resource Officer (SRO) to work at Brea Olinda High School. The SRO also taught a vocational course at the Laurel Magnet School.</p> <p>The Fire Department and Police Department participate in public events around the City, providing guidance and expertise on safety issues. This includes community events such as the Bridal show, Brea 8K, Spring Craft Boutique, Bonanza Days, Taste of Brea, Country Fair, Concerts in the Park, Brea Fest, Nutcracker Boutique, Father's Day Car Show, Pet Expo, National Night Out, Chick-fil-A event,</p>
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		<p>Tacos with a Cop, Santa Drive-In to City Hall, Tree Lighting Ceremony and active transportation open house.</p> <p>The Fire Department lead community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive, held the Annual Open House at Fire Station #1 and career Exploration at Laurel Magnet School.</p> <p>The Fire Department held 34 public education events. Programs included EOC Refresher courses with 2 activations of the EOC, “Stop the Bleed” training for City employees, 20 emergency preparedness demonstrations for citizen and business groups, Statewide Great Shakeout, 3 5-day CERT academies, 1 RACES drill, Fire Investigation programs, Fire Watch training with 2 deployments and 4<sup>th</sup> of July Firework awareness campaign.</p> <p>The Fire Department purchased individual thermal imaging cameras for all suppression personnel, voice amplifiers for all suppression personnel, and auto extrication equipment for the fire apparatus.</p> <p>The Fire Department completed 9 years of Command Staff Consolidation.</p> <p>The Fire Department responded to 4,919 calls for emergency fire or medical services.</p>
Hazards Management	PS-4.1 PS-4.4	<p>The Fire Department continues to ensure that hazardous materials used in businesses and industries are properly held and provide education and information to the community for commonly used hazardous material.</p>

Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>The Fire Department implements the Weed Abatement Enforcement Program and the Very High Fire Hazard Area code requirements for new residential construction.</p> <p>The Fire Department distributed over 3,000 Wildland pamphlets to high fire and severe fire zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property.</p> <p>The Fire Department conducted more than 1,885 fire inspections in 2019.</p>
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Attachment A – Implementation Guide

Attachment B – Housing Implementation Program Summary

Attachment C – Annual Element Progress Report (See General Plan Report Online)

Attachment D – Housing Successor Annual Report

Attachment E – Residential Activity for Relevant Housing Cycle