



MEMORANDUM

TO: Mayor Vargas and City Council

FROM: William Gallardo, City Manager

BY: Tracy Steinkruger, Community Development Director

DATE: March 16, 2021

SUBJECT: 2020 GENERAL PLAN ANNUAL PROGRESS REPORT

EXECUTIVE SUMMARY

In 2020, 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, 2020 to December 31, 2020. Once accepted by the City Council, the report will be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This report is due to HCD by April 1, 2021.

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, Exhibit 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. **Figures 1 through 5** show the status of the City's General Plan Elements during the 2020 calendar year.

**FIGURE 1
General Plan Community Development Element**

Element	Goal/ Policy	Comment
Community Development		
Land Use	CD-1 CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.7 CD-1.9 CD-1.11 CD-2.1 CD-2.2 CD-2.5 CD-4.3 CD-4.5 CD-9.5 CD-16.2	<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 2020. The City approved three Precise Developments (PD), 15 Conditional Use Permits (CUP), two Zoning Designations (ZC), one Development Agreement (DA), one General Plan Amendment (GPA) and one Certificate of Compatibility (CC). The projects included improvements to existing commercial, industrial and residential sites and new construction to commercial, industrial, and residential sites.</p>
Circulation, Infrastructure	CD-10.1 CD-10.4 CD-10.5 CD-11.1 CD-11.11 CD-12.5 CD-12.6 CD-13.1 CD-13.2 CD-13.3 CD-13.4 CD-14.1 CD-15.3 CD-18 CD-26.3 CD-27.1 CD-27.4 CD-27.5 CD-28.1 CD-28.2 CD-28.3	<p>During 2020, 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>The State Route 57 Freeway & Lambert Road Interchange Project continues to move forward with the construction phase. This project is estimated to cost 100 million dollars and will provide much needed traffic congestion relief by reconfiguring the on and off ramps at Lambert Road.</p> <p>The City continues to seek out grant opportunities to extend the Tracks at Brea to the western City limits and ultimately the larger regional trail system. 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 (TSSP). The TSSP provides grant funds for cities to make</p>

		<p>traffic signal timing adjustments to improve safety and efficiency on key arterial highways in the county. In 2020, the City updated its Local Signal Synchronization Plan (LSSP) which is required for program eligibility, participated in the multi-jurisdictional Imperial Highway Corridor project currently underway, and obtained funding for the Lambert Road Corridor Project which is set to begin its design phase in 2021. Additionally, the Birch Street Corridor project is in the final two years of its monitoring phase, providing additional fine tuning of traffic signal operations along that corridor in relation to changes in traffic flow related to street construction activities and the pandemic.</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. A number of areas of the City were rehabilitated through the CIP program including portions of Puente Street, the Eagle Hills residential streets, as well as multiple locations as part of the Citywide slurry seal and concrete programs. In addition, this program allowed for the successful completion of street name sign replacement on Imperial Highway and Valencia Avenue.</p> <p>Efforts to improve facilities and infrastructure components are facilitated through the City's CIP program. During 2020, Public Works coordinated and completed several infrastructure and facilities projects including the replacement of the water supply lines for Eagle Hills Tract and Puente Street, the replacement of sewer lines within Central Avenue, the addition of security enhancements to the Brea Community Center and the Brea Civic and Cultural Center, and the rehabilitation of Wildcatters Dog Park.</p>
Economic Development	CD-1.3 CD-1.6 CD-1.11 CD-16.1 CD-23.1 CD-23.2 CD-23.4 CD-24.1	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

	<p>CD-24.4 CD-24.5</p>	<p>(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>The City maintains the Be Brea website to provide small business resources and outlines how to start a small business in Brea.</p> <p>The City participates in the International Council of Shopping Centers (ICSC) to meet with property owners and potential businesses looking to locate in Brea.</p> <p>The City continues to build connections with the Brea Chamber of Commerce and participates in events including Brea Young Professionals and Lead lunch.</p> <p>The City provided a free Temporary Use Permit application process for outdoor services to aid existing businesses during Covid-19.</p>
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**FIGURE 2
General Plan Community Resources Element**

Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	<p>CR-1.3 CR-3.6 CR-2.1 CR-3.2</p>	<p>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.</p>
Trails	<p>CR-6 CR-6.3 CR-6.4 CR-7.1 CR-7.2</p>	<p>The City continues to seek partnering and funding 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>

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	Approximately 1000 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.
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FIGURE 3
General Plan Community Services Element

Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreation Programs, Education Services	CS-1 CS-1.1 CS-1.2 CS-1.4 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) supported the offering of a variety of different programs in 2020. The After School Program modified their program from only after school hours to support students and families with virtual distance learning childcare for the full school day supporting approximately 50 students per day. Outdoor fitness programs and one-on-one personal training are also being offered at the Fitness Center for all ages.</p> <p>The Brea Resource Center continues to provide extensive family support programs such as individual, couples and family counseling, support groups, case management, homeless outreach services, and holiday programs.</p> <p>The Brea Senior Center continues to offer a variety of programs and services, including informative presentations, nutritional programs, transportation services, and virtual fitness classes.</p>
Cultural Arts	CS-5.1 CS-5.6 CS-5.11 CS-6.1	<p>Two art pieces were added to Brea's Art in Public Places (APP) Collection, totaling 185 sculptures throughout the city.</p> <p>In 2020, the Curtis Theatre hosted a youth theatre program with approximately 150 youth participants. The Theatre also produced six virtual summer concerts which resulted in over 4,000 online views.</p>

**FIGURE 4
General Plan Public Safety Element**

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1 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-1.12 PS-2.3 PS-3.1 PS-3.2 PS-3.3 PS-8.6	<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) continues to work 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, the HLO responds on complaints related to homelessness.</p> <p>The Police Department has begun to implement differing recommendations from the staffing needs assessment. The Department is continuing to prepare a strategic management plan based upon the study and needs of the community.</p> <p>The Police Department has implemented a tablet-based computing system which has increased effectiveness of the field officers through the use of 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</p>

		<p>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. The Department continues to utilize the mobile application by 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 Police Department recently launched the new Community Outreach Bureau (COB) consolidating existing resources, including the Downtown Liaison Officer (DLO), the Homeless Outreach Officer (HLO), and the School Resource Officer (SRO), under the supervision of one Lieutenant. Consolidating these three positions into one unit affords the police department greater flexibility and responsiveness to meet our community's needs. While each officer will maintain their primary responsibilities, they will be cross-trained in each other's assignments. Once properly trained, these officers will work more closely together as a team, assisting one another as-needed instead of operating independently of one another to better serve our mission and the needs of the community.</p> <p>The Fire Department and Police Department look forward to the near future where public engagement with the community can once again commence.</p> <p>The Fire Department led community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive.</p> <p>The EOC had three activations and is still "activated" for the COVID 19 pandemic.</p>
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		<p>The Fire Department hosted one 5-day CERT academy and one RACES drill.</p> <p>The Fire Department continued Fire Investigation programs and the 4th of July Firework awareness campaign.</p> <p>The Fire Department completed 10 years of Command Staff Consolidation.</p> <p>The Fire Department responded to 4,254 calls for emergency fire or medical services.</p> <p>The Fire Department conducted more than 1,090 fire inspections in 2020.</p>
Hazards Management	PS-4.1 PS-4.3 PS-4.4 PS-7.2 PS-7.3 PS-8.3	<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-6.1 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>

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 5 below shows the status of the City's General Plan Housing Element Programs in conformance with the 2014-2021 Housing Implementation Program Summary, as outlined in Exhibit B.

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

Exhibit C of this report shows the residential site inventory that identifies achievable focused development sites for potential mixed-use housing developments. The City of Brea has issued building permits for 2,174 units so far in this Housing Cycle. As outlined in the 2020 Housing Element Annual Progress Report (Exhibit D), the City issued 11 building permits for a total of 20 new residential units added to the City's housing stock. Permits were issued for a total of nine Accessory Dwelling Units and 11 multi-family residential units (Central Park Village).

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 year 2019-2020 is included as Exhibit E.

**FIGURE 5
General Plan Housing Element Programs**

Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation	HE-1.2 HE-1.3	One loan and six grants were issued to low income Brea homeowners for the rehabilitation/repair of their homes through the administration of the Community Development Block Grants program.
Affordable Housing Ordinance	HE-2.2 HE-2.6 HE-3.1 HE-3.4 HE-6.5 HE-6.6	The City approved Mercury Village, a 114-unit workforce housing project that will include 11 low-income inclusionary units.
Land Use Element and Sites Inventory	HE-3.1 HE-3.2 HE-3.3 HE-3.4 HE-4.3	The Brea Place project was issued building permits in 2019 and started its construction phase in 2020. At completion, the project will add 653 residential units to the housing stock.

Mixed Use/ High Density Opportunity Sites	HE-2.2 HE-2.6 HE-3.1 HE-3.3	<p>The City is moving forward to consider high density development projects within the Brea Core Area. The City approved Mercury Village in June, 2020 for 114 workforce housing units.</p> <p>Brea Mall is currently under review to demolish the Sears department store and surrounding surface parking to allow a mix of uses, including approximately 312 multi-family housing units.</p> <p>Brea Place is currently under construction and will provide 653 residential apartments.</p>
Accessory Dwelling Units (formerly known as second units)	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, nine building permit applications were approved for ADUs in the city.</p> <p>The City has initiated the adoption of a new ADU and JADU Ordinance to comply with State law.</p>
Multi-family Design Guidelines	HE-4.0 HE-4.2 HE-4.4	<p>The City continues to search for funding to create flexible design guidelines to accommodate new approaches to housing, update parking standards and remove entitlement impediments to streamline the process.</p>
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	<p>The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.</p>
Efficient Project Processing	HE-4.0 HE-4.4	<p>The City utilized funding to launch Accela, a new permit software system to modernize the development process and improve record retention.</p>
Fair Housing Program	HE-5.1 HE-5.5	<p>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 the City website.</p>
Housing Accessibility	HE-5.0 HE-5.4	<p>The City continues to expand accessible housing options to persons living with disabilities.</p>

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>The Planning Commission approved the Alvero Assisted Living and Memory Care project on May 26.</p> <p>The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Housing Element Update.</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	<p>The City completed the Active Transportation Component of the Brea Core Plan in 2019. Phase 2 will include land use planning efforts with full community engagement.</p>

- Exhibit A – Implementation Guide**
- Exhibit B – Housing Implementation Program Summary**
- Exhibit C – Focused Development Sites Inventory**
- Exhibit D – 2020 Housing Element Annual Progress Report**
- Exhibit E – Housing Successor Annual Report**