

Friends of Harbors, Beaches & Parks

BUILDING SUSTAINABLE
COMMUNITIES THROUGH
INNOVATIVE PLANNING



starting on the path to sustainability

BREA
GENERAL PLAN

City of Brea



Overarching General Plan Goals

Goal 1

Create an inclusive community that strives to meet the needs of residents of all ages, income levels, occupations, family types, and lifestyles.

Goal 2

Plan for the sustainable stewardship of natural resources.

Goal 3

Provide a range of mobility options that reduce dependence on the automobile.

Goal 4

Maintain a sustainable economic base to provide a solid fiscal foundation and diverse employment opportunities, and to ensure the provision of quality community facilities and services.

Community Development Goals & Policies

□ Policy CD-1.9

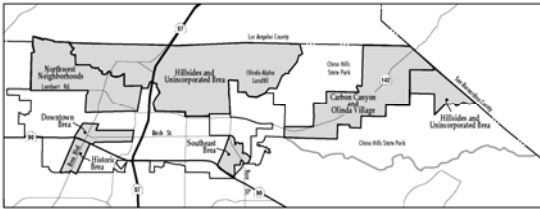
Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

□ Policy CD – 1.10

Preserve open space wherever possible, especially in the hillside areas

Focus Areas

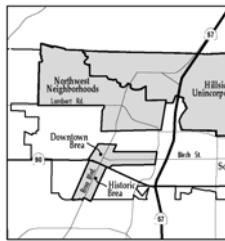
- Northwest Neighborhoods
- Historic Brea
- Hillside and Unincorporated Brea
- Downtown Brea
- Carbon Canyon and Olinda Village
- Southeast Brea



Northwest Neighborhoods

□ Policy CD – 2.3

Pursue circulation improvements that promote safe vehicle speeds. Utilize create methods to reduce speeds, and improve circulation such as timed traffic lights and traffic calming devices.



Mixed Use I	Mixed Use II	Mixed Use II
<p>Max. FAR: 3.00 Residential Density: 12.1 – 50 du/ac Population Density: approx. 135 persons/acre</p> <ul style="list-style-type: none"> Provides areas for intense, mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their cars Designation encourages vertical integration of compatible residential and commercial uses, whereby such uses share the same building or lot Designation applies to Downtown Brea, and the Birch Street Corridor, as well as other infill sites located throughout the community with ready access to major roadways and public transit Land uses specifically prohibited within the Mixed Use I designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private hiking trails and related facilities can be established within the Mixed Use I designation. 	<p>Max. FAR: 2.00 Residential Density: 6.1 – 40 du/ac Population Density: approx. 108 persons/acre</p> <ul style="list-style-type: none"> Provides opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another Vertical or horizontal integration with an emphasis on tying together the uses with pedestrian linkages Residential densities at the higher end of the scale will be permitted for developments that clearly integrate uses Applies to the Unocal Research Center property and similar larger properties that would benefit from a coordinated, integrated approach to development. Development densities and intensities at the upper end of the stated range will only be permitted for those projects that include public and/or private educational facilities, as well as functional and attractive public open space amenities. Land uses specifically prohibited within the Mixed Use II designation include regional- serving retail uses, the manufacturing and processing of goods and materials, and any warehousing Public and private hiking trails and related facilities can be established within the Mixed Use II designation 	<p>Max. FAR: 1.00 Residential Density: 6.1 – 18 du/ac Population Density: approx. 50 persons/acre</p> <ul style="list-style-type: none"> Provides opportunities for the revitalization of deteriorated commercial centers by allowing the development of neighborhood-serving commercial uses and very low intensity offices paired with housing Vertical or horizontal integration of uses is permitted, with an emphasis on tying together the uses through pedestrian linkages and public open space, such as linkage parks or small plazas Building forms would be less intense than those found in either Mixed Use I or II. Applies to specific properties within the Brea Towne Plaza Specific Plan, primarily those that front South Brea Boulevard and a portion of Imperial Highway. Land Uses specifically prohibited within the Mixed Use III designation include regional-serving retail uses, general industrial uses, and any warehousing. Public walkways and related facilities can be established in Mixed Use III designation.

South Brea Lofts





□ Policy CD – 4.4

Extend mixed-use developments from Downtown along the Brea Boulevard And Birch Street Corridors

Southeast Brea

□ Goal CD-9

Create a dynamic mixed-use urban village that integrates a range of housing types (including senior housing), moderate-intensity commercial uses, education and public uses and parks.



Linkages, Pedestrians, & Bicycles

- Providing a bicycle-to-transit link is a critical component to encouraging daily bicycle use. By linking bicycles with mass transit such as the train and bus barriers between lengthy trips, personal security, and poor weather conditions are eliminated. In addition, bicycling to transit reduces taxpayer and parking costs, air pollution, energy consumption and traffic congestion.
- Policy CD 12.6 Balance accommodations for automobiles, transit, bicycles, and pedestrians in the design of new streets and streetscape improvements.
- 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.

Carbon Canyon

□ Policy CD – 7.1

Base allowable development on the ability of infrastructure, landforms, physical constraints, and emergency response capabilities to support new development.

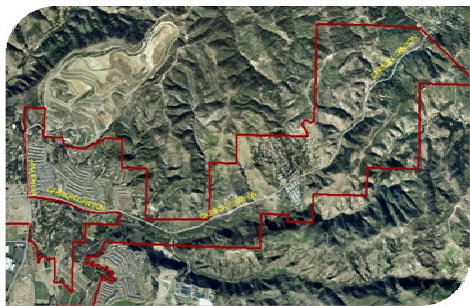
Hillsides & Unincorporated Brea

□ Goal CD- 8 Minimize the extent of urban development in the hillsides, and mitigate any adverse consequences associated with urbanization.

- Policy CD – 8.1 Aggressively pursue methods to preserve open space and natural habitat including but no limited to:
 1. Negotiating with property owners during the development process
 2. Regulating the preservation of ridgelines and hillsides
 3. Acquiring private lands using City funds, State & Federal funds, grants, bonds or assessment districts
 4. Mitigation banking
 5. Transfer of development rights

Open Space

- 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.
- Goal CR -8 Preserve and maintain wildlife and animal movement corridors





Hillside Milestones

- 1986 Carbon Canyon Specific Plan adopted
- 1992 "Shaping the Vision"- Hillside vision study
- 1993 Hillside Management Ordinance adopted
- 1999 Revisiting the Vision – Community hillside workshop
- 2000 Measure N
- 2001 CCSP 30% density reduction
- 2003 General Plan Update – Major focus on Hillside Goals & Policies
- 2004 Hillside Residential Zoning—Standards for development
- 2005 EIR analysis for HR Zoning application to Carbon Canyon
- 2006 Planning Commission recommends approval of HR zoning for Carbon Canyon to the City Council
- 2007 Hillside Residential General Plan and Zoning approved for Carbon Canyon

Hillside Density Calculation Three Step Approach

Step 1: Establish Allowed Density Based on Average Slope

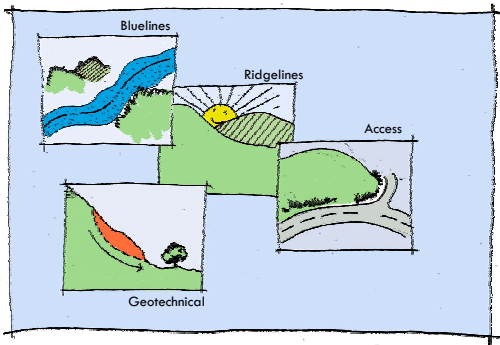
Average Slope	Maximum Allowable Density
Less than 10%, inclusive	2.2 units/acre
10.1 – 20%	1.6 units/acre
20.1 – 25%	1 unit/acre
25.1–30%	1 unit/5 acres
Greater than 30%	1 unit/20 acres

Step 2: Identify Opportunities & Constraints

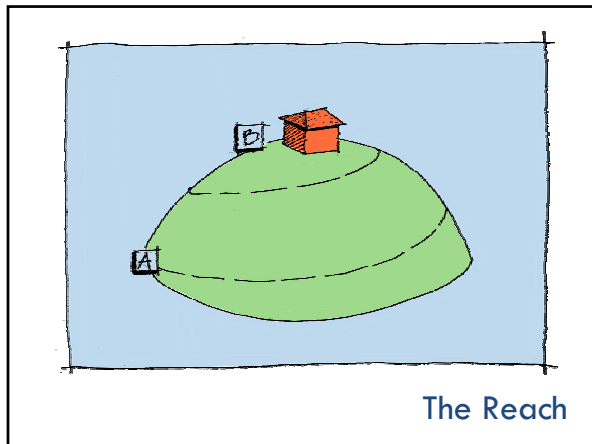
- Ridgelines, blueline streams, riparian habitat areas, other unique/sensitive habitats

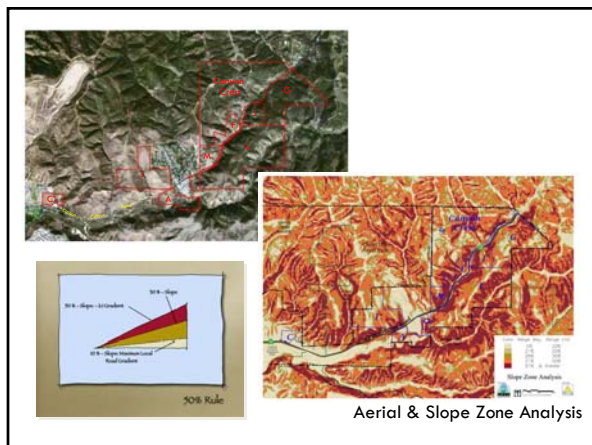
Step 3: Conformance w/Performance Criteria

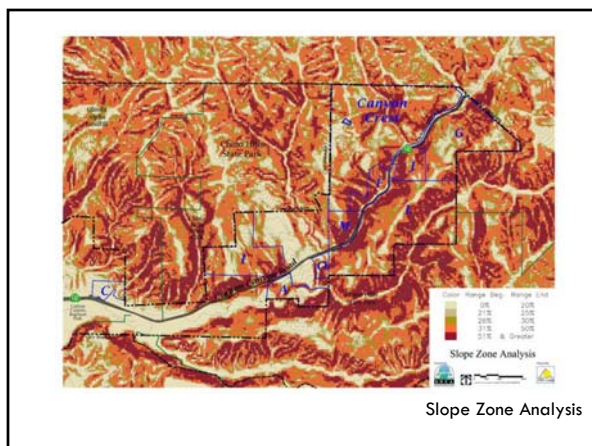
- Development will be subject to the Hillside Mgmt. Ordinance
- All development must be located within an "X"-minute response zone for emergency services
- No road shall have a grade in excess of "Y"%"



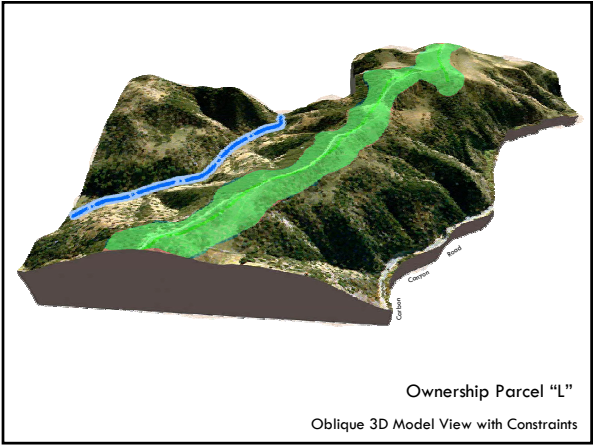
Jurisdictional & Physical Constraints

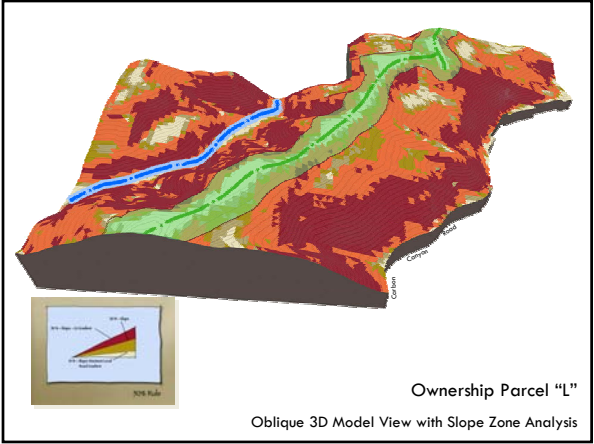












Match Up

- ☐ Carbon Canyon Road Capacity
- ☐ Parcel Accessibility
- ☐ Grading Capacity
- ☐ Geology
- ☐ Protected Ridgelines
- ☐ Protected Blueline Streams
