

City of Brea Planning Commission

Staff Report

Meeting Date: 4.24.12

TO: Honorable Chair and Planning Commission

FROM: David M. Crabtree, AICP, Deputy Director/City Planner

SUBJECT: CONSIDERATION OF DEVELOPMENT AGREEMENT NO. DA 12-01, FINAL ENVIRONMENTAL IMPACT REPORT NO. FEIR 11-01, GENERAL PLAN AMENDMENT NO. GPA 12-01, ZONE CHANGE NO. ZC 12-01, AND VESTING TENTATIVE TRACT MAP NO. TTM 17389 FOR THE CENTRAL PARK VILLAGE BREA PROJECT

APPLICANT REQUEST

A request by the applicant, Brea Central, LLC, (JH Real Estate Partners—Ernie Rivas, Project Manager) for a Development Agreement and related entitlements for a proposed mixed use development of 66,000 square feet of commercial space and 452 residential multi-family units on a 15.4 acre site that was the former location of the Brea Community Hospital (162 beds).

RECOMMENDATION

Staff recommends that the Planning Commission recommend its approval of the EIR, GPA, ZC and DA, to the City Council and that the Commission act to certify the EIR for the proposed subdivision action and approve the Tentative Tract Map, all subject to the Conditions of Approval contained within the draft Resolutions. Said actions will also require the adoption of a Statement of Overriding Considerations which staff also recommends for approval.

BACKGROUND

Site Use History - The subject site has historically been the location of the Brea Community Hospital and associated medical office buildings. This 162 bed facility closed in April 2005, was demolished in March 2006, and the land was sold to the applicant out of bankruptcy proceedings. The applicant has worked for a number of years to realize a mixed use plan for redevelopment of the site which requires the subject actions in order to implement. These actions very notably include a General Plan Amendment and Zone Change which would take the property from its traditional "Planned Industrial" designation to "Mixed Use"—an action which will change the character and function of the property for the future.

2003 General Plan Update - The City performed a Citywide review and update to its General Plan in 2003. During this process, many properties across Brea were reviewed for land use viability and a number of modifications to the City's Land Use Plan occurred at that time. The majority of these adjustments took underutilized land and modified its potential to meet goals and policies of the General Plan through "Mixed Use" development. As part of that update, the subject site was not identified for a land use change. Simply, at that time it was a viable hospital with no apparent basis for consideration of changing its core land use characteristics. Had the City known at that time that the hospital use was in decline with bankruptcy on the horizon, a close review of this property, and its reuse for the future, would have been merited.

Today's General Plan Goals and Policies - A General Plan land use change is available for properties outside larger Citywide comprehensive reviews, as occurred in 2003, and this is what the land owner has proposed for Planning Commission and City Council consideration for this site. Within this consideration, the existing General Plan Goals and Policies can be used to measure a proposed GPA's merit and can assist Decision Makers in reaching an outcome.

The current General Plan provides a number of urban design goals and policies for “Northwest Brea”, where the subject site is located. Two goals, *Creating a Sense of Place* and *Creating Connections*, together with related policies are further described below:

Goals from the General Plan

Creating a Sense of Place

- Preserve the character and enhance the quality of the district’s residential neighborhoods; new development should be compatible with the surrounding character.
- Promote high standards of maintenance and otherwise improve the appearance of multi-family residential projects. New multi-family housing should transition in scale to adjacent single-family dwellings and minimize the visibility of on-site parking.
- Integrate local shopping and services to meet the basic needs of residents. The design and layout of local shopping centers should respond sensitively to adjacent residential uses.

Policies for Creating Connections

- Upgrade the appearance of visually inferior arterial and collector streets. Street trees and other landscape improvements should establish strong visual and physical linkages with adjoining districts.
- Improve access to local parks, schools, shopping and services, focusing on enhanced pedestrian and transit connections. Streetscape improvements should encourage walking and cycling.
- Use traffic calming measures to reduce travel speeds and divert through traffic from local residential streets. These measures are intended to improve neighborhood livability.

In addition to these two specific examples of goals and policies, the General Plan’s Urban Design element contains a goal to provide for an “activity node” within Northwest Brea. The Urban Design Plan envisions this node near the intersection of Central and Puente, but does not preclude consideration of alternate locations to fulfill this goal.

DISCUSSION

Proposed General Plan, Zoning, and Project Overview - The applicant proposes to change the General Plan and Zoning designation for the site to “Mixed Use II” (MU II). They additionally propose a Development Agreement (DA) to further define development specifics for the project and a Vesting Tentative Tract map to provide for the subdivision of land, allowing each of the buildings and residential units to be sold separately. Finally, an EIR is proposed for certification to clear the project review for the California Environmental Quality Act.

The MU II district provides for both vertical and horizontal integration of mixed uses—commercial and residential. This designation provides for a residential density maximum of up to 40 units per acre and places an emphasis on tying together land uses with pedestrian linkages and attractive open space amenities. Key to the vision for Mixed Use II is the ability for structures in this zone to have a greater level of intensity which brings opportunities for taller (code allows up to 60 feet in height) or more substantial structures taking advantage of placing uses close together in a vertical, stacked arrangement. This also affords a project with additional areas for open space or community space. The ability to provide a walkable community is paramount for this district, thus the afore mentioned emphasis on linking all areas of the development together, similar to the pattern we find in Downtown Brea and the La Floresta project, currently under construction.

To achieve the vision for the proposed Mixed Use designation, the applicant proposes the construction of a mixed use development largely in a vertical configuration with a mix of multi-family lofts/flats (rental and ownership units) townhomes, medical office building with an urgent care provider, and locally serving retail and service tenants.

Site Drive, nearly the mid-point of the project’s approximately 1,000 feet of linear frontage on Central, will serve as the primary vehicle and pedestrian entry point to the project. The proposed buildings at the southeast and southwest corners of

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RESIDENTIAL UNIT SUMMARY

ATTACHED TOWNHOUSES:

TYPE	PLAN	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
3-STORY	A	2 BED / 2.5 BATH	1,240 S.F.	20	24,800 S.F
3-STORY	B	3 BED / 3 BATH	1,646 S.F.	22	36,212 S.F
3-STORY	C	3 BED+DEN / 4 BATH	1,940 S.F.	22	42,680 S.F
3-STORY	D	3 BED+DEN / 4 BATH	1,874 S.F.	2	3,748 S.F
2-STORY	E	3 BED / 2.5 BATH	1,489 S.F.	17	25,313 S.F
TOTAL UNITS:				83	132,753 S.F

RESIDENTIAL UNIT SUMMARY

RESIDENTIAL FLATS BUILDING 5

TYPE	PLAN	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
FLAT	A	1 BED / 1 BATH	704 S.F.	28	19,712 S.F.
FLAT	B	1 BED+DEN/ 1 BATH	798 S.F.	20	15,960 S.F.
FLAT	C	2 BED / 2 BATH	1,040 S.F.	55	57,200 S.F.
FLAT	D	2 BED / 2 BATH	980 S.F.	32	31,360 S.F.
FLAT	E	3 BED / 2 BATH	1,106 S.F.	22	24,332 S.F.
TOWNHOUSE	F	2 BED / 2.5 BATH	1,439 S.F.	6	8,634 S.F.
TOTAL UNITS:				163	157,198 S.F.
LEASING OFFICE/CLUB HOUSE			7,000 S.F.		7,000 S.F.
TOTAL:					164,198 S.F.

RESIDENTIAL FLATS BUILDING 2

TYPE	PLAN	DESCRIPTION	GROSS AREA	TOTAL UNITS	SUBTOTAL
FLAT	A	1 BED / 1 BATH	704 S.F.	36	25,344 S.F.
FLAT	B	1 BED+DEN / 1 BATH	798 S.F.	32	25,536 S.F.
FLAT	C	2 BED / 2 BATH	1,040 S.F.	86	89,440 S.F.
FLAT	D	2 BED / 2 BATH	980 S.F.	32	31,360 S.F.
FLAT	E	3 BED / 2 BATH	1,106 S.F.	14	15,484 S.F.
TOWNHOUSE	F	2 BED / 2.5 BATH	1,439 S.F.	6	8,634 S.F.
TOTAL UNITS:				206	195,798 S.F.
LEASING OFFICE/CLUB HOUSE			6,000 S.F.		6,000 S.F.
TOTAL:					201,798 S.F.
RESIDENTIAL FLATS TOTAL UNITS:				369	365,996 S.F.
TOTAL:				452	498,749 S.F.

COMMERCIAL SUMMARY

TYPE	GROSS AREA	LEVELS	SUBTOTAL
RETAIL 1	15,800 S.F.	1	15,800 S.F.
RETAIL 2	11,800 S.F.	1	11,800 S.F.
RETAIL 3	3,400 S.F.	1	3,400 S.F.
TOTAL RETAIL:			31,000 S.F.
MEDICAL LEVEL 1	4,900 S.F.	1	4,900 S.F.
MEDICAL LEVEL 2	10,700 S.F.	1	10,700 S.F.
MEDICAL LEVEL 3	8,500 S.F.	1	8,500 S.F.
MEDICAL LEVEL 4	10,900 S.F.	1	10,900 S.F.
MEDICAL TOTAL:			35,000 S.F.

Notably, the applicant's plan includes a "Central Park" feature which will contain privately owned recreational amenities available for use by the general public. This feature is discussed later in this report regarding the park fee credits being requested by the applicant for this community benefit.

Project Details - The applicant has prepared a Project Booklet which lays out the framework of the mixed use development plan and is the primary resource document regarding project specifics (Attachment 7). A key element of the document is to supply conceptual architectural elevations, illustrative site plan, Park details, and floor plans for each part of the development plan. The booklet further shows the subdivision map (Vesting Tentative Map 17389) on page C-3 and the projected construction timing and phasing on page A-29.

As to the proposed residential uses, if approved, the project entitles up to 452 multi-family units within two product types: lofts/flats and multi-story townhomes. The project booklet specifically depicts the location of internal streets, vehicle entry points and pedestrian pathways, off-street parking areas, open space features, the Park, and residential and commercial building footprints for each area in the development plan. These plans include a parking summary and serve as a helpful tool in understanding the physical layout for the 15.4 acre site. The Commission should utilize this document to attain a solid overview of the technical and visual aspects of the proposal—any and all details contained within this document would be conditions of the development with any approval recommendation from the Commission.

Architecture, Plan Design, Marketing - The proposed project architecture is contemporary in nature with building forms and elevations depicted on pages A-09 – A-13 of the project booklet. The site plan is arranged in a hierarchy with the more active uses of commercial office and retail, as well as the stacked flat loft units (369 units total), closer to Central Avenue. The 83 townhome units are located in the southern portion of the site, further from Central Avenue. The

applicant's current plan is to market the 369 flats as "for rent" residences, but to be constructed to "for sale" condominium standards for marketing flexibility. The 83 townhome units will be marketed for sale. The proposed tentative tract map for condominium purposes will allow any of the project's 452 residences to be individually sold.

Parking - The availability of on-site parking is an important component of this project. A key objective is to assure that an adequate amount of parking is provided to each use of project. The challenge with parking is to balance the demand of the uses (achieved through shared parking) with the supply required— simply, not to under or over park the site. The proposed plan provides a combination of surface stalls off of the private streets together with two, multi-level parking garages, as well as private, individual two-car garages for each of the 83 townhomes—in total 1239 parking stalls. All parking will be regulated by the CC&Rs and managed by the private Master Association.

An independent study was completed by the City to evaluate the parking needs of the project. The study prepared by KOA, dated November 2010 (Attachment 6) concludes that with the inclusion of proper parking management and other study recommendations, the proposed plan provides adequate off-street parking for all proposed uses. Draft condition of approval number 15 of the Development Agreement requires a parking management plan to be prepared by the Developer and enforced by the Homeowners Association. This plan will address issues such as using garages for cars rather than storage in the 83 townhomes of the project, parking structure usage and how parking will be assigned to the loft units, any valet opportunities and plans for medical parking needs, and designating adequate parking supply for the Park. To conclude, staff is confident that the quantity of parking proposed for the whole site (a minimum of 1,239 spaces) will adequately serve its needs without significant impact to surrounding properties.

Open Space Amenities and Landscaping - The proposal offers common and private open space amenities within the residential planning areas of the project. The common and shared amenities shown on the landscape plans include shared pool and spa areas for project residents only, centrally located courtyards within a given building cluster, linear greenbelt, urban and retail outdoor plaza areas adjacent to the retail uses, garden walk, and strong pedestrian connections that provide active transportation linkages to Central and Tamarack. These open space features are interspersed throughout the community and will provide residents with convenient and available areas for their recreation needs (see pages L-1 thru L-7 of the Project Booklet). Private open space elements of the project include front yard patios and/or balconies all provided and designated for use by the owner or renter of the unit.

A conceptual master landscape plan (page L-2 of the Project Booklet) is included with the submittal package. A separate final review to determine compliance with the City's Water Conserving Landscape Ordinance is still necessary and has been so conditioned in the accompanying Development Agreement. The proposed landscape treatments on the conceptual plan include details on the plant palette for both private and common areas of the site. The project proposes extensive landscape treatments including use of large mature specimen trees in the private and common areas of the development. Additionally, a number of water conservation sustainability elements are proposed. These include: water-conserving and climate adapted plant materials, proper irrigation techniques and use of smart irrigation systems to prevent water waste, limited use of turf, and strategic placement of deciduous trees for summer cooling and winter solar warming effect.

The Central Park - The City General Plan does not identify a further need for City park facilities within the Northwest Area of Brea. Nevertheless, developer is proposing a one (1) acre private Park with a number of improvements and ongoing maintenance which they have offered for general public use. This public, privately

owned, Park will include a covenant recorded to identify and guarantee the public use of the Park as part of the project entitlements.

As consideration for providing this private Park, the applicant seeks a credit of a portion of its park in lieu fees. Such a credit is provided for within the Brea Municipal Code, consistent with Section 18.64.090 which outlines a specific review process to consider credits via first the Parks, Recreation and Human Services (PRHS) Commission and the City Council Finance Committee. Both the PRHS Commission and the Finance Committee have reviewed the proposal and recommend to the Planning Commission a 50% credit of park fees for the one-acre facility which is proposed. Notably this is not a 50% credit of the total park fees due which for this project would generally equate to a five acre contribution. Staff has included specific details regarding the park fee credit within section 9.f (page 6) of the DA as well as draft condition 10 of the DA.

The proposed Central Park Landscape Concept Plan is included in the Project Booklet on sheet L-3 (Attachment 7). The highlights of the Park amenities include an interactive water play area (splash pad), age-separated play area with ADA surfacing and shade sails, an informal open turf play area, garden retreat with paths, sculpted turf mounds, fountain plaza, as well as other features.

Environmental Impact Report – The Draft EIR for the project was circulated for a 45-day public comment period commencing on June 1, 2011. During the public review period, staff received 12 comment letters and emails. The comments and responses are memorialized in the Final EIR (Attachment 3).

The EIR examined the Central Park Village Brea project in the context of a host of environmental issue areas. These included land use, traffic and parking, air quality, climate change, noise, hazards, water supply, sewer capacity, and public services, cumulative impacts, and growth-inducing impacts. The analysis and the supporting documentation can be found in the DEIR, which the Commission received during

the review period. In addition to identifying where significant project impacts could occur, the DEIR discusses appropriate mitigation measures that would eliminate or minimize project impacts as required by CEQA. The FEIR then adds the public comment received on the Draft, and Response to Comments, and final mitigation measures and monitoring provisions.

Significant Unavoidable Adverse Impacts - The EIR found one area of significant adverse impact related to traffic that after mitigation, could not be reduced to less than a significant level—57 Freeway and Lambert Road southbound off ramp and north bound on ramp. This impact is known as a cumulative condition impact, whereby the project's long term contribution of traffic to the ramps along with traffic generated by other growth and development is viewed as significant. Importantly, with planned ramp improvements the impact can be mitigated; however, the freeway ramps are under State (Caltrans) control and not the control of the City of Brea. The City does include a contribution to the construction cost of the ramps in its Nexus Impact Fee program and this project will be required to provide a fair share payment to mitigate the impact to the ramps. While the design and environmental review process for the ramps is underway, full funding is not available and construction is not scheduled at this time. In recognition of this uncertainty, the project's impact to the ramps must be labeled as "significant and unavoidable" absent full funding, final design and an implementation plan approved by Caltrans. The City has discussed this finding with Caltrans, they agree with the proposed approach, and they will work with the City and OCTA to provide a plan for ramp improvements for the future which will be funded, in part, by City Nexus mitigation fees. The City, County and State will coordinate future funding activities for this project.

Because of the significant impact finding, approval of the project will require that the Planning Commission recommend to Council a Statement of Overriding Considerations as part of the EIR certification.

15093. Statement of Overriding Considerations

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In considering the adoption of a *Statement of Overriding Considerations*, the Decision Makers are asked to weigh the public benefits that will be derived as a result of the project against the significant unavoidable adverse impact.

Staff will need Commission direction regarding project benefits you feel are appropriate for an SOC should it be your desire to consider any for adoption. Staff has identified project benefits as part of the Development Agreement and the Draft CEQA Resolution which we offer for your consideration and discussion regarding possible project benefits that are included in the draft SOC. Some of the draft SOC benefits include meeting affordable housing goals and providing a new RHNA opportunity site not currently identified in the General Plan Housing Element, a covenant for the 1.16 acre Park making it available for public use, the project's role as an activity node for Northwest Brea, and providing for an integrated, compact, mixed use, plan that reduces vehicle miles traveled for the SCAG region, potential for medical office facilities for existing and future medical office tenants to serve the needs of the Brea community, specifically the significant senior population with age restricted housing in close proximity to the project, and the re-use of a property that has been vacant and underutilized since 2006. A Commission discussion and direction on these sample benefits needs to occur at the hearing in order to approve the proper SOC documentation.

EIR Response to Comments and Mitigation and Monitoring Program - Each of the comment letters and emails received during the public review of the DEIR have

been addressed and responded to in the "Response to Comments" (RTC) section of the Final EIR. Per CEQA requirements, the City sent the Response to Comments document to various resource and public agencies on March 6, 2012. To date, the City has not received further questions or comments from any of the public agencies. Additionally, staff mailed the RTC to all parties who had commented on the DEIR on March 6, 2012. This delivery timing exceeds the minimum requirements of CEQA which requires that only public agencies be provided responses a minimum of 10 days prior to any final action on the proposed project. The comments and their responses are an integral part of the Final EIR.

A Mitigation and Monitoring Program is included in the Draft Final EIR. It complies with CEQA requirements to specify the required timing and City staff oversight responsibilities to ensure the successful implementation of all the mitigation measures identified in the Draft Final EIR.

Conclusions and Key Questions for Commission Consideration - Staff's review of the proposed actions finds this project to have an ability to achieve a variety of goals from the General Plan and to merit the Planning Commission and City Council's approval. A key element of project success is its level of intensity—29 units per acre—well below the top of the Mixed Use II density range of 40 units. We additionally find that the potential for environmental impacts from the project to be at a level of insignificance with mitigation provided, with the exception of the future cumulative condition for the 57 Freeway ramps. This can be mitigated once an improvement plan is adopted by Caltrans.

Our analysis additionally found that the proposed project is actually similar to the former hospital and accessory uses as it relates to traffic generation and vehicle miles traveled, with an incremental increase. It is estimated that a peak operating scenario for the former site use as a 162 bed hospital, together with the supporting approximate 80,000 square feet of medical office uses, would have generated 4,834 average daily trips (ADT). In comparison, the proposed project is anticipated to generate 5,725 ADT. While this is an incremental increase, the traffic analysis

has concluded the ability for the street system to handle the added trips, again with the technical exception of the freeway ramps in the future, cumulative, condition for which a mitigating design improvement is anticipated to eventually occur.

The following goals and benefits to the City would be realized by the project and, staff finds, provide a basis for support of the proposed actions:

- Fulfills General Plan goal to provide an Activity Node for Northwest Brea.
- Provides additional affordable housing solutions for the community. By reclassifying the site's General Plan designation to Mixed Use II in concert with its zoning to Mixed Use II, provides a 15-acre opportunity site for housing not currently identified in the Housing Element's land inventory. This ensures that 452 housing units will be secured from this site in the next Regional Housing Needs Assessment housing cycle.
- Expands the City's recreational opportunities within a privately owned and maintained park which will be open to the public.
- Revitalization of the site consistent with local and regional long term goals for mixed use and compact development in an area of existing infrastructure as envisioned by the City's General Plan.
- Potential for Medical Office facilities for existing and future medical office tenants to serve the needs of the Brea community, specifically the significant senior population with age restricted housing in close proximity to the project.
- Inclusion of sustainable design and construction methods at a level higher than Building code requirements which will assist with local and regional goals for sustainability and energy savings.
- Supports goals from the 2012 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) and 2011 Orange County Sustainable Community Strategy (SCS) by providing infill development of a site currently underutilized with mixed-use development.

To assist the Commission with its consideration of this project staff has identified the following key questions which are at the core of the proposed actions:

1. ***Does Final EIR 11-01 appropriately identify, mitigate, or acknowledge an inability to mitigate, the potential environmental impacts of the proposed project?*** If so, this allows the Commission to recommend certification of this document. Certification of the FEIR does not necessitate approval of the project itself—rather it is specific to the adequacy of the environmental analysis contained in the document.

2. ***Do the project benefits override the identified unavoidable environmental impacts to justify adoption of a Statement of Overriding Considerations (SOC)?*** Specific to the 57 Freeway on and off ramp issue at Lambert Road, in order to recommend approval of the various project entitlements an SOC must also be adopted, requiring findings of public benefits.

3. ***Does the proposed project merit approval of a Development Agreement, General Plan Amendment, and Zone Change?*** To approve, the analysis of the proposed entitlement actions should conclude for you that the project meets applicable guidelines and standards of the General Plan and Zoning Ordinance and provides resulting community benefits.

4. ***Does the proposed Vesting Tentative Tract Map 17389 merit approval?***
The proposed subdivision must meet the applicable guidelines and standards of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

In analyzing the questions above, staff finds the Central Park Village Brea project and its requested entitlements to meet the necessary tests to merit approval.

COMMISSION/COMMITTEE ACTION

The PRHS Commission and Finance Committee recommend that the Planning Commission recommend to the City Council approval of the “Central Park” feature of the land plan and the associated reduction to park fees due. The PRHS

Commission discussed this issue at its March 27, 2012 meeting and the Finance Committee at its April 10, 2012 meeting. Details of those discussions are captured within the draft condition Development Agreement and its condition of approval for the Park, condition 10.

SUMMARY

The applicant is proposing to construct a new community for a total of 452 residential units and 66,000 square feet of commercial retail/medical office space in western Brea. The Central Park Village Brea project has been designed in compliance with the Brea General Plan, Zoning Ordinance, State Subdivision Map Act, and the City Subdivision Ordinance. Overall, the proposal is consistent with these documents and would provide for the comprehensive and integrated development of a property that has been primarily vacant and underutilized for six years.

TECHNICAL BACKGROUND

Case No:	Development Agreement No. DA 12-01, General Plan Amendment No. GPA 12-01, Zone Change No. ZC 12-01, Vesting Tentative Tract Map No. TTM 17389, and Final Environmental Impact Report No. FEIR 06-01
Property Location:	340 to 420 West Central Avenue
Applicant:	Brea Central, LLC 500 Newport Center Drive Suite 900 Newport Beach, California 92660
Property Owner:	Brea Central, LLC 500 Newport Center Drive Suite 900 Newport Beach, California 92660
General Plan Designation:	Light Industrial
Zoning Designation:	Planned Industrial (M-P)
Property Size:	15.40 acres

Surrounding General Plan Designation - Zoning

North: General Commercial; General Commercial (CG)/Precise Development (PD)
Cemetery; Public Facility

South: Light Industrial; Light Industrial (M-1)

East: High Density Residential; Multi-Family Residential (R-3)/Precise Development (PD)
High Density Residential; Planned Community

West: Light Industrial; Planned Industrial (M-P)

Site and Neighborhood Characteristics: This project site is located along the south side of Central Avenue (340–420 West Central Avenue) at the intersection of Site Drive (Collector) and Central Avenue (Primary Arterial). Tamarack Avenue (Collector) is located along the southeastern edge of the project site and serves as a secondary vehicle entry point to southern portion of the project site that ultimately connects to Central Avenue. The project is considered an urban infill site where the site can be adequately served by all required utilities and public services. The surrounding neighborhood is fully developed with residential, industrial, public facility (Memory Gardens Memorial Park), and commercial uses.

Public Hearing Notice and Outreach

Legal notice for the Planning Commission hearing of April 24, 2012, was published in the *Brea Progress* on April 12, 2012. Approximately 264 notices were sent to all property owners of record within a 500-foot radius of the subject property, as well to as to individuals expressing an interest in the project, on or before April 12, 2012. In compliance with City Council policy, the subject site was identified with Public Hearing Notification signage that advertised the Planning Commission hearing of April 24, 2012.

In compliance with CEQA requirements, a “Notice of Availability” for the Draft EIR was published in the *Brea Progress* on May 26, 2011.

The Planning Commission held study sessions on the project on February 24, 2009; July 26, 2011; August 23, 2011.

The applicant held numerous community meetings during 2006 to 2012 to share their vision for the subject site with the surrounding neighbors as well as the existing medical tenants on-site that could relocate to the proposed medical office building (Building 1) within the project.

ALTERNATE PLANNING COMMISSION ACTIONS

- Approve with alternate conditions
- Deny
- Deny without prejudice
- Continue

Prepared by:

Adrienne J. Gladson, AICP
Senior Planner

ATTACHMENTS

1. Vicinity Map
2. Public Hearing Notice
3. Draft Resolution certifying Final Environmental Impact Report No. FEIR 11-01 and the Final Environmental Impact Report No. FEIR 11-01 (which includes Statement of Overriding Considerations, Mitigation and Monitoring Program, and Response to Comments)
4. Draft Resolution recommending approval of Development Agreement No. DA 12-01, General Plan Amendment No. GPA 12-01, and Zone Change No. ZC 12-01 to City Council
5. Draft Resolution approving Vesting Tentative Tract Map 17389

Project Plans and Studies

6. KOA – Central Park Village Parking Study, dated November 2010
7. Central Park Village Brea Project Booklet (dated March 14, 2012) and Vesting Tentative Tract Map 17389