



BREA PLACE

PLANNING COMMISSION MEETING | FEBRUARY 28, 2017

PROJECT SITE



SITE HISTORY

Pre 1980s – Brea Olinda High School

1980-90s - Lowe Development entitlements

2003 – General Plan Update

2006- Zoning

2008- General Plan Housing Element Update

2014- General Plan Housing Element Update

TODAY - Hines Proposed Plans



PROJECT DETAILS

REQUEST

Mixed Use I zone

- 747 apartments
- 17,000 sq. ft. commercial
- Two-level addition to the existing parking structure
- Consolidation of 8 parcels into 5

Major Shopping Center (Precise Development) zone

- 150-room hotel.



RESIDENTIAL USES

Building A

- 462 units
- 5-stories
- Interior Parking



RESIDENTIAL USES

Building B

- 285 units
- 3, 4 and 5-stories
- Interior Parking



COMMERCIAL USES

Building A

- 13,000 sq. ft.
- 1-level



Building B

- 4,000 sf
- 1-level



COMMERCIAL ARCHITECTURE

Building A



Building B



HOTEL USE

- 4-story
- 150 room
- business class hotel



DEVELOPMENT STANDARDS

Mixed Use – I Zone

City Code	Required by Code	Proposed	
Minimum/maximum allowable density range for residential uses	12.1 to 50 du/acre	43 du/ac	
Floor Area to Ratio (FAR)	3	1.9	
Minimum setbacks		Building A	Building B
Front	None	varies from 2 to 23 ft approx	18 ft
Side (interior, each)	None	5 ft	
Second-story and above, if residential	10 feet	20 ft	10 ft
Side, street	None	8 ft	NA
Side, adjoining, residential uses	10 feet	NA	39 ft
Rear, if residential or if nonresidential adjoining residential uses	10 feet	45 ft	35 ft
Maximum structure height	100 feet	83 ft	72 ft
Minimum common residential open space for multi-family dwellings. (The minimum dimension shall be 15 feet.)	75 sf/dwelling unit	100 sf/dwelling unit	100 sf/dwelling unit
Minimum private residential open space for multi-family dwellings. (The minimum dimension shall be 5 feet.)	50 sf/dwelling unit	50 sf/dwelling unit	50 sf/ dwelling unit

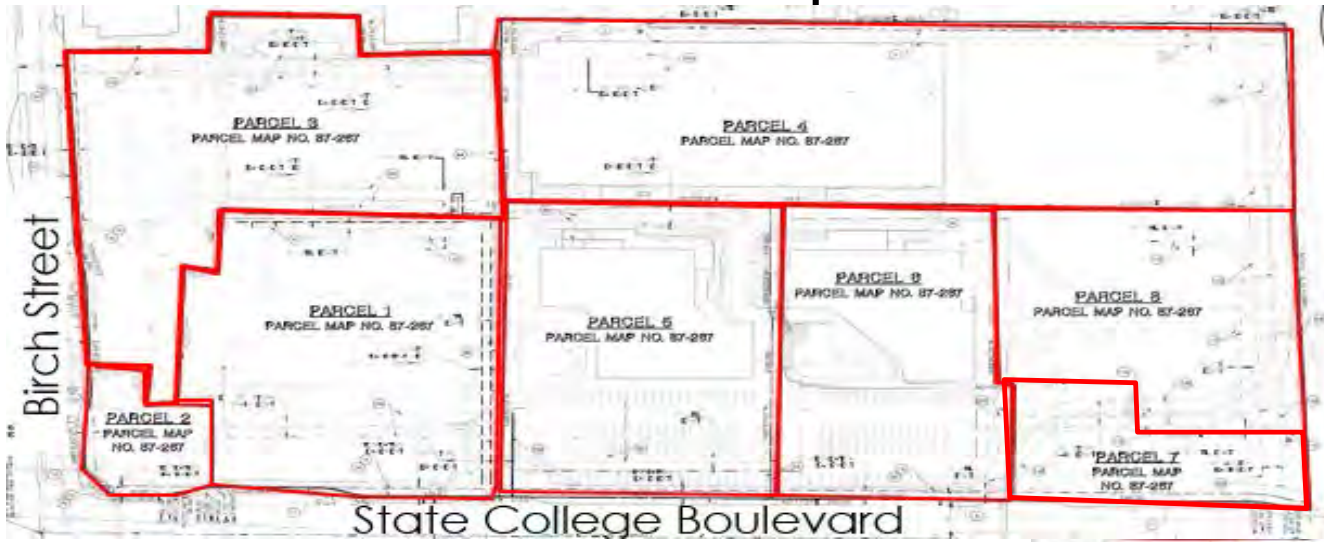
DEVELOPMENT STANDARDS

Major Shopping Center Zone

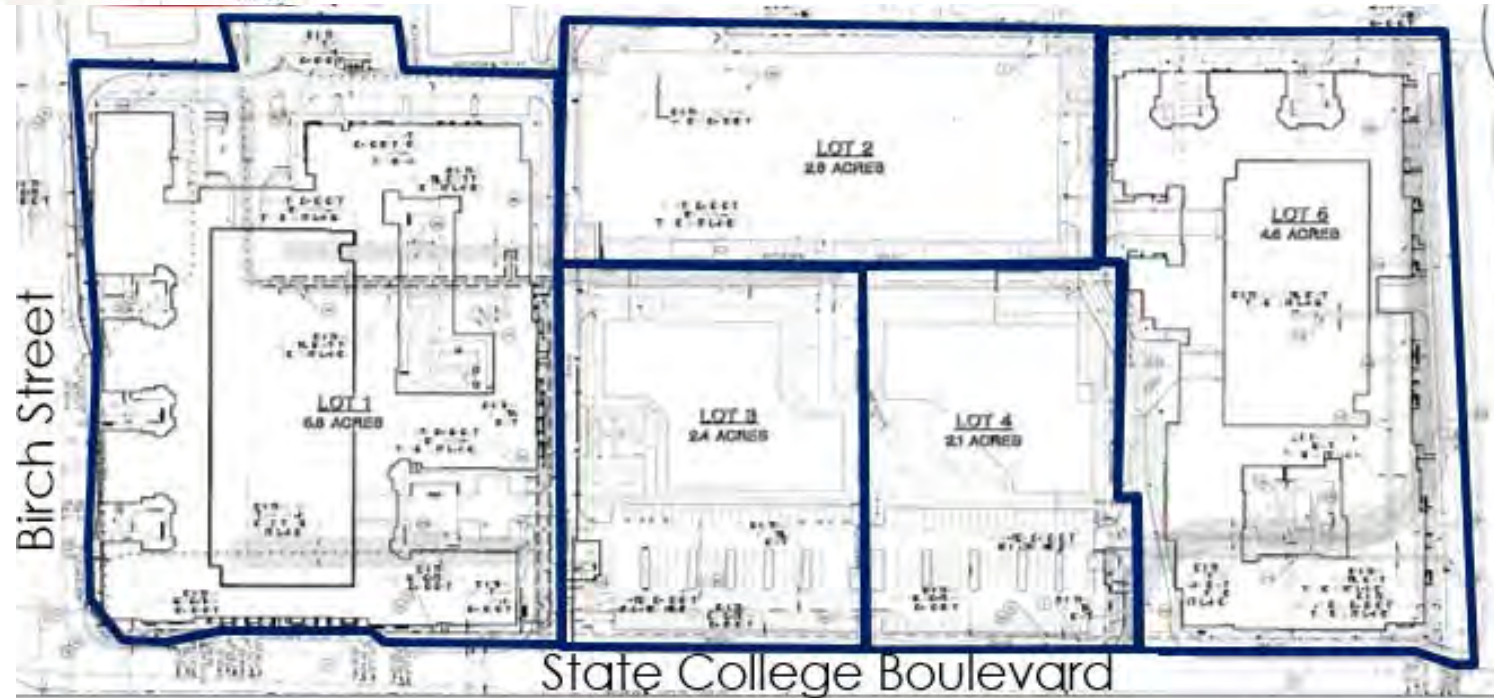
City Code	Required by Code	Proposed
Building height	75 ft	56 ft
Setbacks	100 feet from a property line adjacent to a residential zone and all yards and setbacks subject to review and approval.	Front setback: 14 ft; south side yard setback: 48 feet; north sideyard setback 43.55 ft; rear setback: 133 ft
Floor Area to Ratio (FAR)	0.65	0.49

TENTATIVE PARCEL MAP

Current Parcel Map



Proposed Parcel Map



- Precise Development Review
 - ✓ Meets General Plan objectives?
 - ✓ Compliant with Zoning development standards?
 - ✓ Add conditions and/or project improvements.

- Tentative Parcel Map
 - ✓ Compliant with Zoning and Subdivision law?
 - ✓ Site is appropriate for lot consolidation?
 - ✓ Add conditions ensure for adequate site and public improvements.

ENTITLEMENT REVIEW

- Conditional Use Permit - Hotel
 - ✓ Compatible with Major Shopping Center zoned uses?
 - ✓ Compatible with adjacent land uses?
 - ✓ Add conditions to improve land use compatibility.

- Conditional Use Permit – Parking Modifications
 - ✓ Modification meets or exceeds the parking needs?
 - ✓ Add conditions to ensure all parking is managed on-site and reduce potential for parking impacts.



CEQA PROCESS

CEQA OVERVIEW

- Requires government agencies to analyze the potential environmental impacts of their discretionary decisions.
 - EIR
 - Negative Declaration
 - Exemptions

CEQA OVERVIEW

- Initial study: Is the project likely to have significant environmental impacts that cannot be mitigated below the level of significance.
 - Yes? The City prepares an EIR.
 - No? The City prepares a Negative Declaration.
- In either case: CEQA requires a public comment period and a formal procedure to certify or adopt the document.
- Typical scenario, the City complies with CEQA, and if the project is approved, the applicant builds the project.

CEQA OVERVIEW

- What if the project isn't built?
 - E.g., economic downturn
 - Approval might expire
- What if applicant returns for another approval? What if it is different now?
- Does the City start the CEQA process all over again?

CEQA OVERVIEW

“When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following...”

14 C.C.R. § 15162(a)

CEQA OVERVIEW

1. Substantial changes in the project require major revisions to the previous EIR or ND due to new significant environmental effects or substantial increase in the severity of previously identified significant effects.
2. Substantial changes in the circumstances of the project require major revisions of the previous EIR or ND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

CEQA OVERVIEW

3. **New information** of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR, was certified or the ND was adopted, shows any of the following:
- The project will have any **significant effects not discussed** in the previous EIR or negative declaration.
 - **Significant effects** previously examined will be substantially **more severe** than shown in the previous EIR or ND.
 - **Mitigation measures** or alternatives previously **found not to be feasible would be feasible and** would substantially **reduce one or more significant effects** of the project, but the proponents decline to adopt the mitigation measure or alternative.
 - **Mitigation measures** or alternatives that are considerably **different from those analyzed** in the previous EIR or ND **would substantially reduce one or more significant effects** on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA OVERVIEW

- If one or more of these conditions are met, the City prepares a subsequent EIR or supplemental EIR.
- If conditions are not met, then another EIR or Negative Declaration is not required.
 - The purpose is **finality** – the Legislature has deemed that the CEQA process should be used to delay projects through endless environmental review.

CEQA OVERVIEW

- An addendum makes technical changes or additions to an adopted ND or a certified EIR and explains why a subsequent EIR or ND is not required.
- City must consider the addendum before approving the project.

CEQA OVERVIEW

- City previously certified the General Plan EIR and then adopted an addendum for purposes of the Housing Element update.
 - Included analyses of a mixed use project at the Brea Place site.
 - Project does not include GP or zoning amendments.
- Addendum thoroughly examines the changes to the project, any new circumstances, and any impacts that could not have been known before.
 - Addendum does not require an initial study, but the Addendum here includes a checklist that is similar to the checklist used for initial studies.
 - The Addendum includes new mitigation measures, which the applicant has accepted.
- Addendum does not require a formal public comment period but the City is releasing the Addendum early to keep the public informed.

NEXT STEPS

- Tonight.
 - Take public testimony.
 - Provide staff direction on informational needs.
 - Continue to a Special Meeting March 14 or future meeting.

NEXT STEPS

- Things left to do
 - Continue studying materials.
 - Receive applicant presentation
 - Receive additional public comment;
 - Provide the applicant a rebuttal opportunity;
 - Direct staff for further information, responses to issues, clarification and
 - Commission deliberation.



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