



**DATE:** March 2, 2007

**TO:** File/Record/Applicant

**FROM:** Tim S. Neely, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA06-0069 is a privately-initiated request to construct a 94-unit 100 percent affordable apartment project in Planning Area 2 of the Tonner Hills Planned Community. A Site Development Permit is required in accordance with the Tonner Hills Planned Community regulations. The project would conform to all applicable regulations.

The proposed Tonner Canyon Apartment project is located on the Planning Area 2 of the Tonner Hills Planned Community, which is located in the City of Brea. Access to the project site will be from a future public street that will connect Kraemer Boulevard with Valencia Avenue. A street address has not yet been assigned. (Third Supervisorial District)

**APPLICANT:** Jamboree Housing Corporation  
Mr. Michael Massie, Project Manager

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**I. PROJECT HISTORY/NATURE OF PROJECT:**

Prior to the approval this application, Planning Application PA 06-0054 was approved by the Planning Commission to make certain refinements to the Tonner Hills Area Plan. One of the technical changes refined the shared boundary between Planning Areas 2 and 3. This boundary adjustment ensures that the proposed 94-unit project would be located solely within Planning Area 2. The Area Plan was also amended to provide greater consistency between the Planned Community regulations and the Area Plan by identifying Planning Area 2 as a location suitable for apartment development as stated in the Planned Community regulations.

Planning Application PA 06-0069 was submitted by Jamboree Housing Corporation in accordance with the provisions of the Tonner Hills Planned Community, Section 2.7.4 Multiple Family Residential (page 2-8 et seq.). The project site is 4.44 acres. The project density is 21.2 acres; lot coverage is approximately 45,000 square feet or 23 percent. The project will be one hundred percent affordable in accordance with the terms outlined in the Affordable Housing Implementation Agreement. When the Tonner Hills Planned Community was approved in 2002, a Development Agreement (DA) was also entered into between the landowner and the County. The DA included a listing of public benefits, one of which addressed the provision of affordable housing. Public Benefit "K" included a requirement that a minimum of ten (10) percent of all the units within Tonner Hills would be retained as affordable housing for a period of fifty-five years. Subsequently, a Regulatory Agreement between the City of Brea (Redevelopment Agency) and Jamboree Housing; and, an Affordable Housing Implementation Agreement between the City of Brea (Redevelopment Agency) and Tonner Hills SSP, LLC was executed on February 7, 2007. The development associated with this Planning Application shall be in conformance with the provisions of each agreement.

The Tonner Canyon Project includes the following elements:

1. Ninety-four (94) apartment units are proposed. There would be; 21 one-bedroom, 34 two-bedroom and 39 three-bedroom units. The one bedroom units would be 689 square feet in size, the two-bedroom units would range in size from 842 to 881 square feet in size; and, the three-bedroom units would range is size from 1,062 to 1,087 square feet in size. The assumed household sizes as outlined in the Regulatory Agreement are: one-bedroom units, 3 persons; two-bedroom units, 5 persons; three-bedroom units, 7 persons. A community/leasing building (Sheet AN.1) is located near the southern project boundary. It contains a computer room, tutoring center, manager's office, and laundry facilities. The project also provides a pool, tot lot and other recreation and community beneficial spaces.
2. In accordance with the Regulatory Agreement and the Affordable Housing Implementation Agreement, the apartment units must remain affordable for no less than 55 years. The units will be restricted to occupancy at or below the 60% of Area Median income.
3. Parking is based upon the provision of Government Code Section 65915 et seq. Under this government code section, parking for affordable housing projects is generated based upon the number of bedrooms in a dwelling unit. The parking ratio for one bedroom units is one on site parking space per unit, or 21 spaces. Two and three bedroom units are to provide two parking spaces per unit or 146 parking spaces. The Government Code permits a project to provide fewer than the required number of parking spaces as an incentive for affordable housing. The Tonner Canyon apartment project will provide 164 parking spaces, 95 garage spaces and 69 open spaces.
4. The buildings are typically three-story, two residential floors above garages, with a maximum height of approximately 38 feet; however, most buildings include a two-story element at the ends to provide architectural relief. The buildings incorporate the use of stucco exteriors with details at the gabled ends of the buildings and surrounding the windows. Roof material for the community leasing building incorporates concrete 'S' tile. Painting details indicate the use of earth tones that would promote neighborhood compatibility.
5. Landscaping details are depicted on Sheet L1.0. The plans indicate a plant palette that uses shrubs and tree species, the sizes of which promote design and community compatibility. The landscaping plans indicate that at maturity the landscaping will filter views of the project from surrounding streets.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" , the Tonner Hills Planned Community Regulations, a "Regulatory Agreement" between the City of Brea (Redevelopment Agency) and Jamboree Housing; and, an "Affordable Housing

Implementation Agreement” between the City of Brea (Redevelopment Agency) and Tonner Hills SSP, LLC

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 581, which was previously certified by the Board of Supervisors on November 19, 2002.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Tim S. Neely, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Charles M. Shoemaker, Chief  
CPD/Site Planning Section

2006 Planning Projects FOLDER:

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval