

PRJ2021-00006

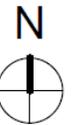
**1144 Rosecrans Ave, 1715/1723 Euclid St,
1701/1751/1801-1900 Euclid St
The Pines at Sunrise Village**

December 7, 2021



Project Location

12.52-acre portion of
Sunrise Village Shopping
Center





- 164-dwelling unit residential community with HOA
 - 49 single-family detached
 - 115 townhomes in 24 buildings
- 2-car garages + on-street parking (*CC&Rs conditioned*)
- 2 pocket parks and a community pool





- **Single-family detached**
 - 2-story (22)
 - 2-story + loft (13)
 - 3-story (14) / 36 ft max
- **Single-family attached**
 - 3-story / 36 ft max

R-1 – 2-story / 30 ft max

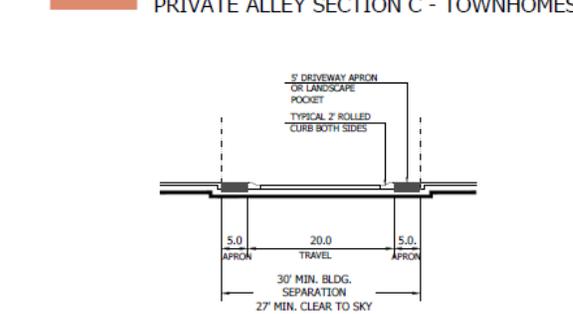
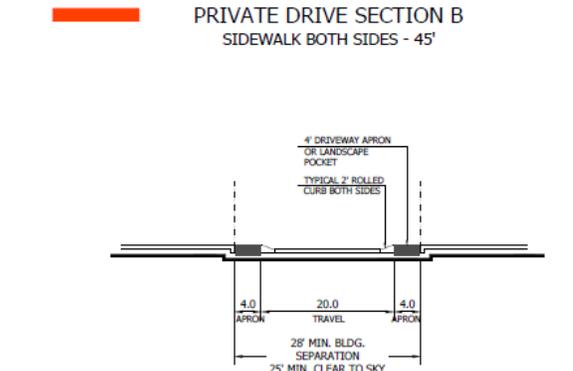
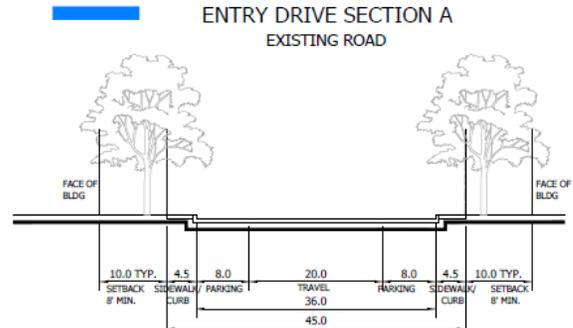
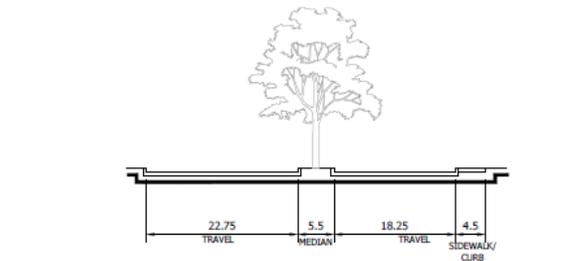
Fountainglen – 2 & 3-stories / 30 ft max





LEGEND

--- SIDEWALK





Frontage Improvements

STREETS

- Rehabilitate pavement, full-width on all four street frontages, including entire Rosecrans/Euclid intersection
- Revise signing and striping on Euclid & Rosecrans
- Upgrade/modify traffic signals





Frontage Improvements

SIDEWALKS

- Replace damaged/substandard sidewalks
- Replace damaged/missing street-trees and add grates
- Upgrade streetlights
- Remove utility poles/underground utilities

BUS

- Improve Euclid/Rosecrans (2) & Euclid/Paseo Dorado bus stops





PLAN 4: STYLE A, COLOR SCHEME 1

PLAN 6: STYLE B, COLOR SCHEME 4

PLAN 5: STYLE A, COLOR SCHEME 3

PLAN 7: STYLE B, COLOR SCHEME 2



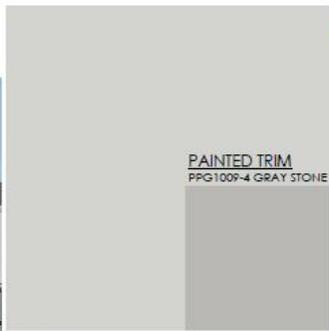
PLAN 4: STYLE B, COLOR SCHEME 2

PLAN 6: STYLE A, COLOR SCHEME 3

PLAN 5: STYLE B, COLOR SCHEME 4

PLAN 7: STYLE A, COLOR SCHEME 1

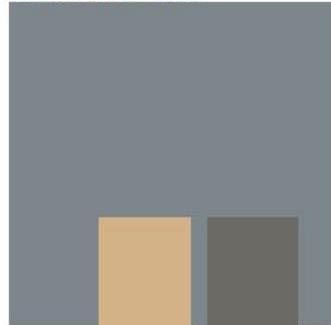
COLOR SCHEME 1



STUCCO 1
PPG1009-2 TORNADO

ROOF
GAF TIMBERLINE
PEWTER GRAY

STUCCO 2
PPG1039-5 GARRISON GRAY



ENTRY DOOR
PPG1092-4
CRAFTSMAN
GOLD



GARAGE DOOR
PPG1009-6
ARMORY

ACCENT STUCCO 3
PPG1009-6 ARMORY

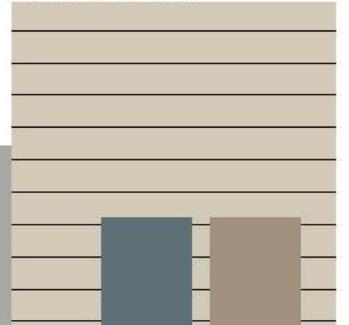
COLOR SCHEME 2



STUCCO 1
PPG1027-1 COCOON

ROOF
GAF TIMBERLINE
WEATHERED WOOD

PAINTED HORIZONTAL SIDING
PPG1027-2 SKIPPING STONE

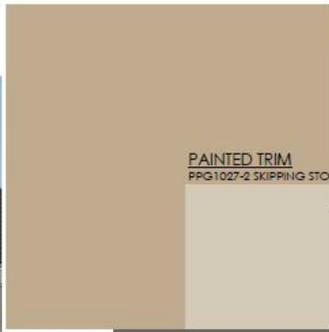


ENTRY DOOR
PPG1035-6
SUPERSTITION

GARAGE DOOR
PPG14-13
OYSTER SHELL

ACCENT STUCCO 2
PPG1010-4 STEPPING STONE

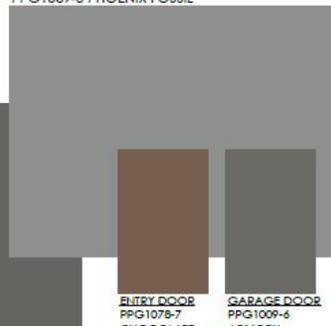
COLOR SCHEME 3



STUCCO 1
PPG1101-4 ROCK CLIFFS

ROOF
GAF TIMBERLINE
WEATHERED WOOD

STUCCO 2
PPG1009-5 PHOENIX FOSSIL



ENTRY DOOR
PPG1078-7
CHOCOLATE
RIPPLE



GARAGE DOOR
PPG1009-6
ARMORY

ACCENT STUCCO 3
PPG1027-1 COCOON

STUCCO 3
PPG1009-6 ARMORY

BRICK VENEER
CORONADO
NEW ENGLAND BRICK
BEAR CREEK



BRICK VENEER
CORONADO
NEW ENGLAND BRICK
CHARLESTON

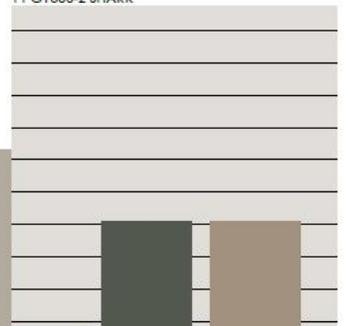
COLOR SCHEME 4



STUCCO 1
PPG1128-5 GREEN TEA LEAF

ROOF
GAF TIMBERLINE
PEWTER GRAY

PAINTED HORIZONTAL SIDING
PPG1006-2 SHARK



ENTRY DOOR
PPG1129-7
EVERGREEN
BOUGHS

GARAGE DOOR
PPG14-13
OYSTER SHELL

ACCENT STUCCO 3
PPG1006-3 EARLY EVENING

STUCCO 2
PPG1025-4 SHARKSKIN



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

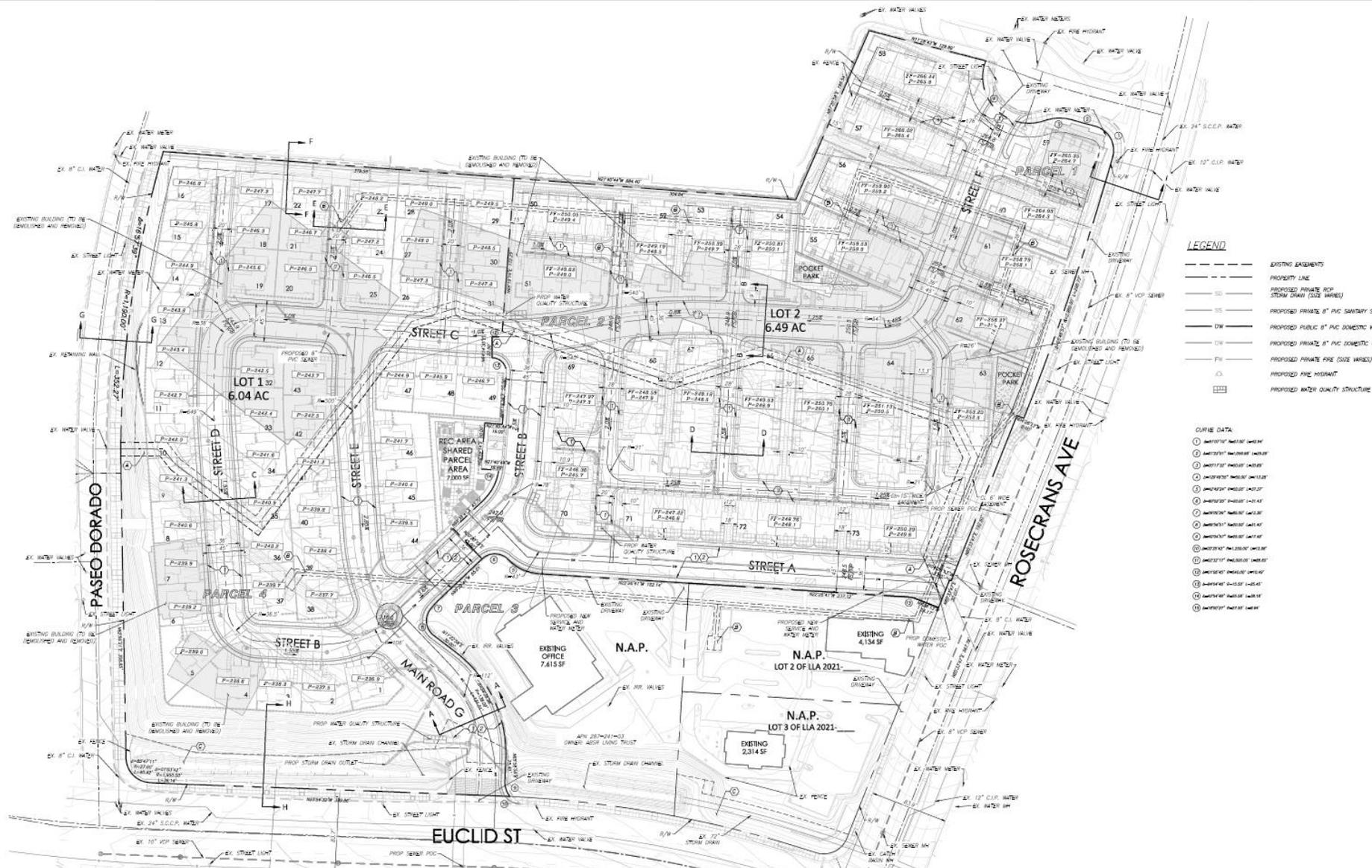


LEFT ELEVATION



Major Site Plan

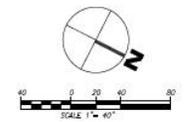
Development Standard	PRD-I	Proposed	Consistent
Setbacks	0 – 15 ft.	15 ft. or greater	Yes
Height	2 – 3 stories	2 – 3 stories	Yes
Open Space	15% based on net acreage Lot 1 - minimum 27,704 sf (approximately 0.64 acre) Lot 2 - 26,593 sf (approximately 0.61 acre)	Lot 1 – 49,268 sq. ft. Lot 2 – 43,073 sq. ft.	Yes
Parking	Resident – 2.0 per unit Guest – 1.0 per unit Resident – 328 spaces Guest – 164 spaces	Resident – 2.0 per unit Guest – 1.0 per unit Resident – 328 garage spaces Guest – 164 surface spaces	Yes



- LEGEND**
- EXISTING EASEMENTS
 - PROPERTY LINE
 - PROPOSED PRIVATE POP STORM DRAIN (SIZE VARIES)
 - PROPOSED PRIVATE 8" PVC SANITARY SEWER
 - PROPOSED PUBLIC 8" PVC DOMESTIC WATER
 - PROPOSED PRIVATE 8" PVC DOMESTIC WATER
 - PROPOSED PRIVATE FIRE (SIZE VARIES)
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER QUALITY STRUCTURE

- CURVE DATA**
- ① UNADJUSTED RADIUS (HORIZONTAL)
 - ② UNADJUSTED RADIUS (VERTICAL)
 - ③ UNADJUSTED RADIUS (COMBINED)
 - ④ UNADJUSTED CHORD (HORIZONTAL)
 - ⑤ UNADJUSTED CHORD (VERTICAL)
 - ⑥ UNADJUSTED CHORD (COMBINED)
 - ⑦ UNADJUSTED ANGLE (HORIZONTAL)
 - ⑧ UNADJUSTED ANGLE (VERTICAL)
 - ⑨ UNADJUSTED ANGLE (COMBINED)
 - ⑩ UNADJUSTED ANGLE (HORIZONTAL)
 - ⑪ UNADJUSTED ANGLE (VERTICAL)
 - ⑫ UNADJUSTED ANGLE (COMBINED)
 - ⑬ UNADJUSTED ANGLE (HORIZONTAL)
 - ⑭ UNADJUSTED ANGLE (VERTICAL)
 - ⑮ UNADJUSTED ANGLE (COMBINED)

- EXISTING EASEMENTS**
- ① WATER EASEMENT TO THE CITY OF FULLERTON (TO BE INCREASED)
 - ② PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY (TO BE INCREASED)
 - ③ STORM DRAIN EASEMENT TO THE CITY OF FULLERTON
- PROPOSED EASEMENTS**
- ① EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES TO THE CITY OF FULLERTON
 - ② EASEMENT FOR DOMESTIC WATERLINE ACCESS AND MAINTENANCE PURPOSES TO THE CITY OF FULLERTON



<p>APPLICANT/OWNER</p> <p>SHOPOFF REALTY INVESTMENTS</p> <p>2500 Main Street, Suite 700 Fullerton, CA 92633 Phone (949) 988-5515 Fax (949) 988-9820</p>	<p>PREPARED BY</p> <p>HUNT-ZOLARS</p> <p>2000 Main Street, Suite 400 Irvine, California 92614 Phone (949) 988-5515 Fax (949) 988-9820</p>	<p>PROJECT #</p> <p>DMU</p> <p>DATE</p> <p>8/17/2021</p> <p>PROJECT BY</p> <p>CVJ</p> <p>SCALE</p> <p>AS SHOWN</p>
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TENTATIVE TRACT MAP NO. 19148
FULLERTON, CA

SHEET	1
OF	2
DATE	8/17/2021



General Plan Revision



Commercial to Low/Medium Density Residential

Purpose: To establish and protect opportunities for households that desire suburban living with a range of housing options, and to provide opportunities for neighborhood support uses and amenities

Potential Land Uses:

- Small-lot detached dwellings
- Attached dwellings

Development Standard	Required	Proposed	Meets Requirement
Density	Minimum 6.1 DU/acre Maximum 15 DU/acre	13.1 DU/acre	Yes



Zoning Amendment



General Commercial (G-C) to Planned Residential – Infill (PRD-I)

Purpose: To provide standards for predominantly residential infill development on sites less than 40 acres in size.

PRD-I:

Adopted in 2016

Development standards use Building and Frontage Types based on Street Types to ensure a quality development compatible with its surroundings

Consistent Zoning with Low and Low/Medium Density Residential



Zoning Amendment, Continued

Minor amendments to clarify certain PRD-I standards for project and subsequent requests:

In a development with multiple Building Types, the greatest maximum stories may be applied in relation to private streets internal to a site and when an additional story(ies) does not compromise the intent of the Building Type.

(Note to Table 15.20.130.B)

For a lot (fee-simple or condominium) measuring 5,000 sq. ft. or less used to facilitate small-lot detached dwellings, the setback of buildings and garages to private streets internal to the site is a minimum of 5 ft.

(Note to Table 15.20.140.A)



Development Agreement

- Authorized by California Government Code
- Provides applicant with vested right to construct project for period of 10-years –
 - **Planning Commission recommended 5-years**
- Provides basis for two additional 5-year terms subject to performance requirements
 - **Planning Commission recommend one additional 5-year term**
- Project pays then current fees
- Establishes timing for payment of park dwelling fees and construction of pavement improvements
- Project provides certain public benefits
 - Additional full-width pavement improvements south of project to Bastanchury Road
 - Creek restoration between Euclid and Paseo Dorado if technically and financially feasible (**Public / Planning Commission**)



California Environmental Quality Act (CEQA) –

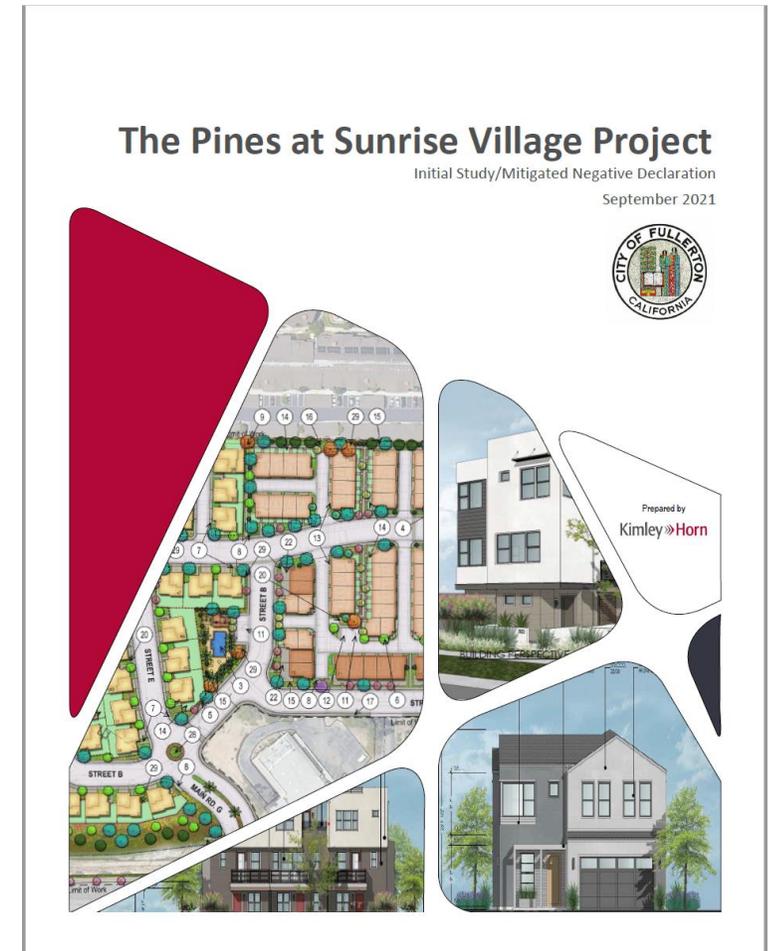
Environmental Checklist Factors:

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



Initial Study / Mitigated Negative Declaration

- The Pines at Sunrise Village Project Initial Study/Mitigated Negative Declaration prepared for City as Lead Agency
- All factors “no impact” or “less than significant” except Geology/Soils and Hazardous/Hazardous Materials
- Geology/Soils and Hazardous/Hazardous Materials “less than significant with mitigation incorporated”
 - Compliance with Geotechnical Investigation
 - Protocols for unlikely discovery of paleontological resources
 - Coordination with DTSC for former dry cleaner remediation
- 20-day public review
 - OCTA – Ensuring no impacts to Euclid ROW and updated bus schedules
- **None of the comments received resulted in the need to recirculate the Draft Initial Study/Mitigated Negative Declaration or prepare an Environmental Impact Report (EIR)**





Traffic

- Traffic Study conducted pursuant to City's Transportation Assessment Policies and Procedures (TAPP), adopted June 2020
- Level of Service (LOS) evaluated for general plan consistency based on applicability criteria established by TAPP to determine if "effect on transportation"
- Traffic Study scope approved by City Traffic Engineer
- No "effects on transportation"
- Project pays traffic impact fees (@ \$325.50) plus proposed & conditioned improvements



Traffic

- Project generates less traffic than shopping center

1. Parks Road/Rosecrans Avenue
2. Camino Loma/Rosecrans Avenue
3. Driveway 1/Rosecrans Avenue
4. Euclid Street/Rosecrans Avenue
5. Euclid Street/Driveway 2
6. Euclid Street/Bastanchury Road

Table 4.17-1: Project Trip Generation

Land Use	ITE Code	Unit	Trip Generation Rates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Shopping Center ¹	820	TSF	37.75						
Single-Family Detached Housing ²	210	DU	9.440	0.185	0.555	0.740	0.624	0.366	0.990
Multi-family Housing (Low-Rise) ³	220	DU	7.320	0.106	0.354	0.460	0.353	0.207	0.560
Land Use	Quantity	Unit	Daily	Trip Generation Estimates					
				AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total	
Existing Trip Generation									
Shopping Center ⁴	122.82	TSF	4,637	54	45	99	136	111	247
Project Trip Generation									
Single-family Homes	52	DU	491	10	29	38	32	19	51
Townhomes	116	DU	849	12	41	53	41	24	65
Project Trip Generation			1,340	22	70	92	73	43	116
Total Net Trip Generation			-3,297	-32	25	-7	-63	-68	-131

TSF = thousand square feet; DU = dwelling unit

1. Daily Trip rate from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 820 - Shopping Center, Peak hour trips from traffic counts, adjusted with a 25 percent COVID factor.
2. Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 210 - Single-Family Detached Housing.
3. Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 220 - Multifamily Housing (Low-Rise).
4. Peak hour volumes were derived from counts taken at the Project driveways.

Source: EPD Solutions, Inc. (2021)



Water & Sewer

- ***2020 Urban Water Management Plan*** forecasts water availability through 2045
 - Normal, single-dry, multiple-dry year scenarios
 - Accounted for City's RHNA allocation of planned new housing (13,209 units for period 2021-2029)
- ✓ **Water resources sufficient to serve the Project**
- ***2009 Sewer Master Plan*** models existing and future conditions through 2035
 - Previously identified downstream CIP to upsize
- ✓ **Project conditioned to pay fair-share to fund future upgrade prior to building permit issuance**



Project Density



Low Density Residential – up to 6 DU/acre

Low/Medium Density Residential – 6.1 to 15 DU/acre

Medium Density Residential – 15.1 – 28 DU/ac

High Density – Over 28 DU/acre

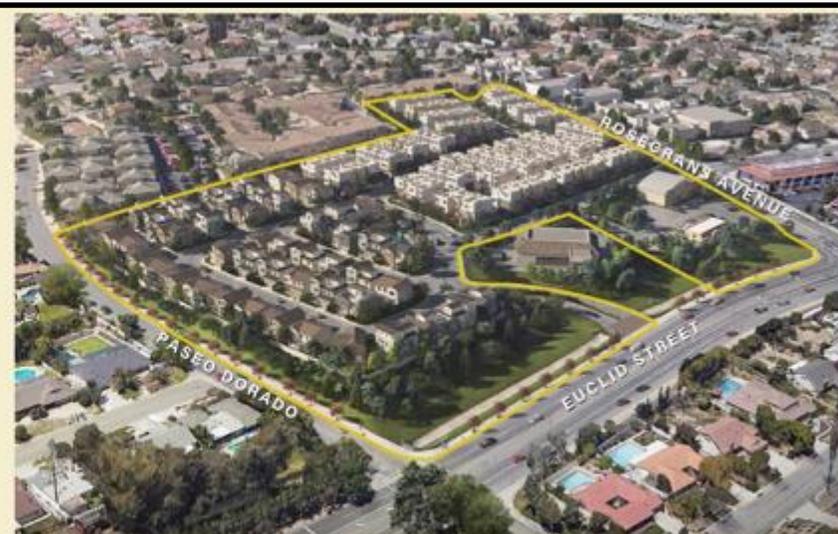
★ CUP for Senior Housing at Medium Density Residential



Project Density



EXISTING SHOPPING CENTER



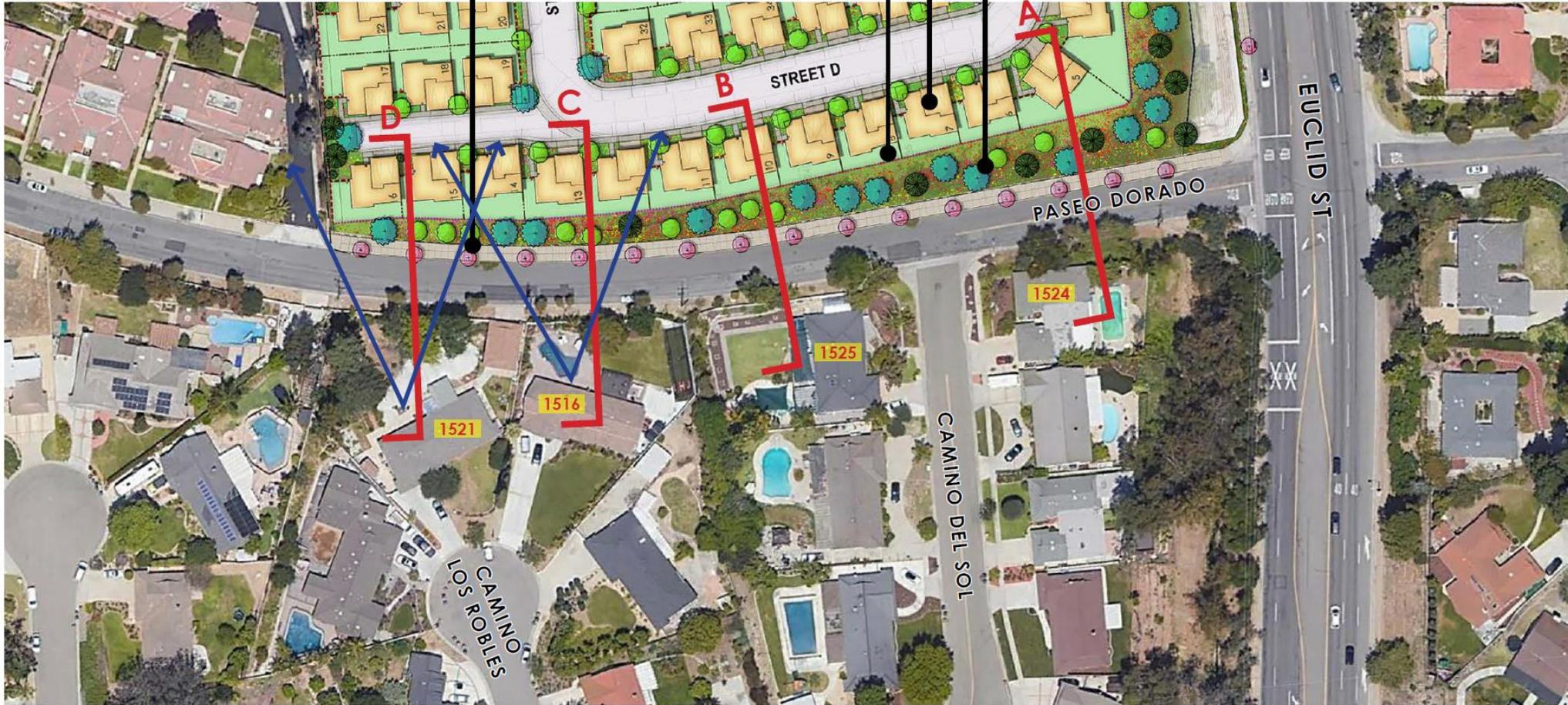
PROPOSED THE PINES COMMUNITY

STREET TREES PROVIDE ENHANCED STREET IMAGE WITH ROAD IMPROVEMENTS PLACED BY DEVELOPER

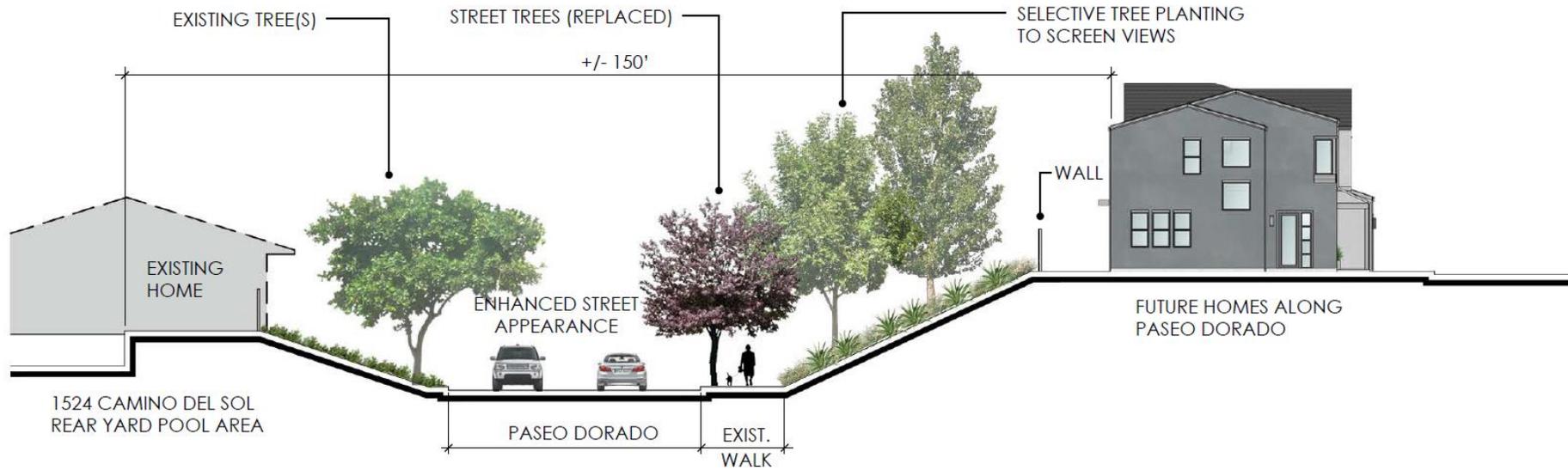
REAR AND SIDE YARD ENHANCED ARCHITECTURAL ELEVATIONS

ALL 2 STORY HOMES ON PASEO DORADO EDGE

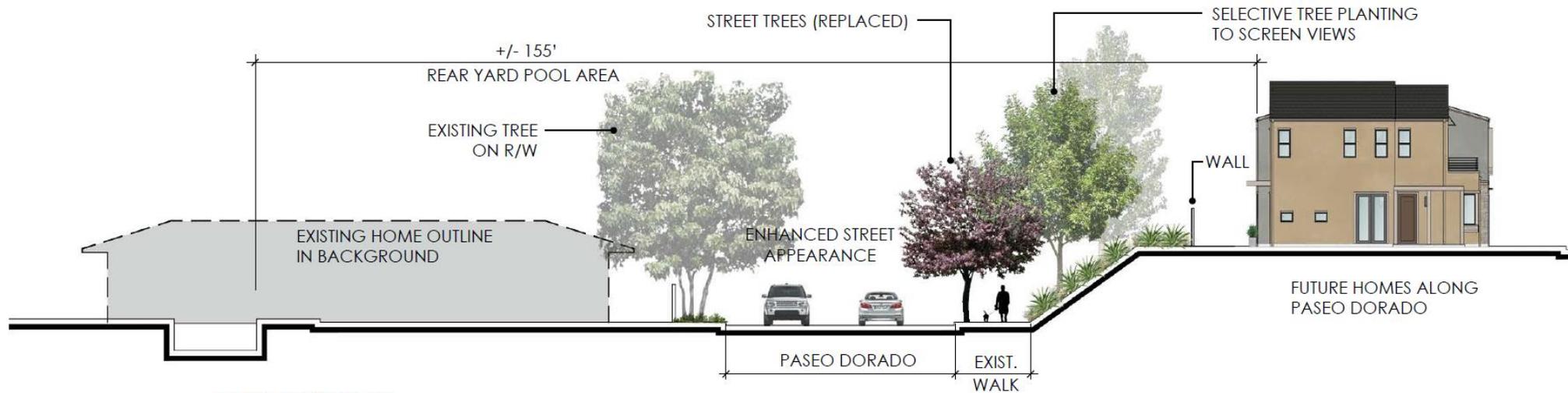
SUBSTANTIALLY IMPROVED SLOPE APPEARANCE WITH RICH AND COLORFUL NATIVE LANDSCAPE TREATMENT



CROSS SECTION & VIEW PHOTO INDEX MAP

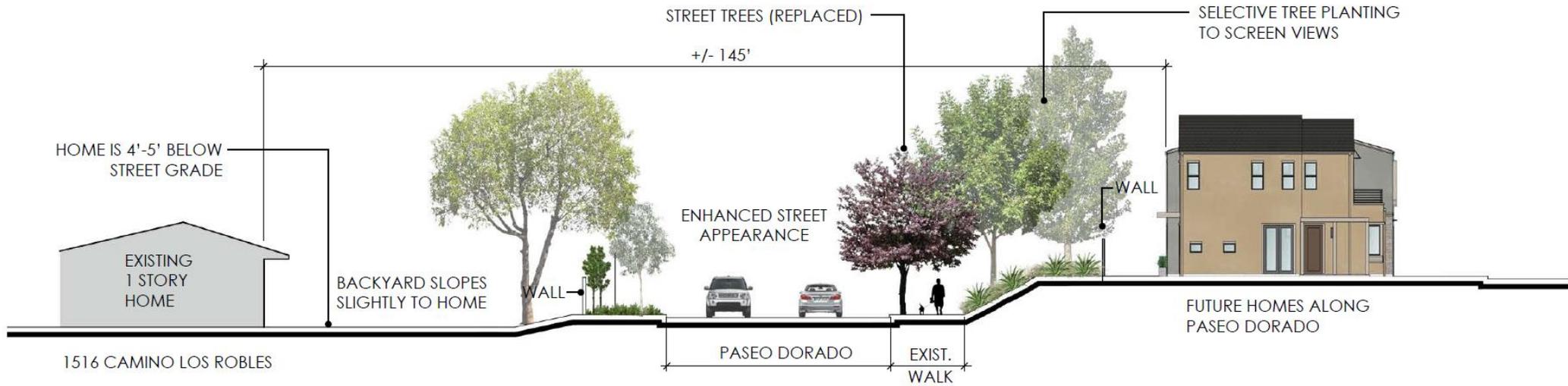


SECTION A

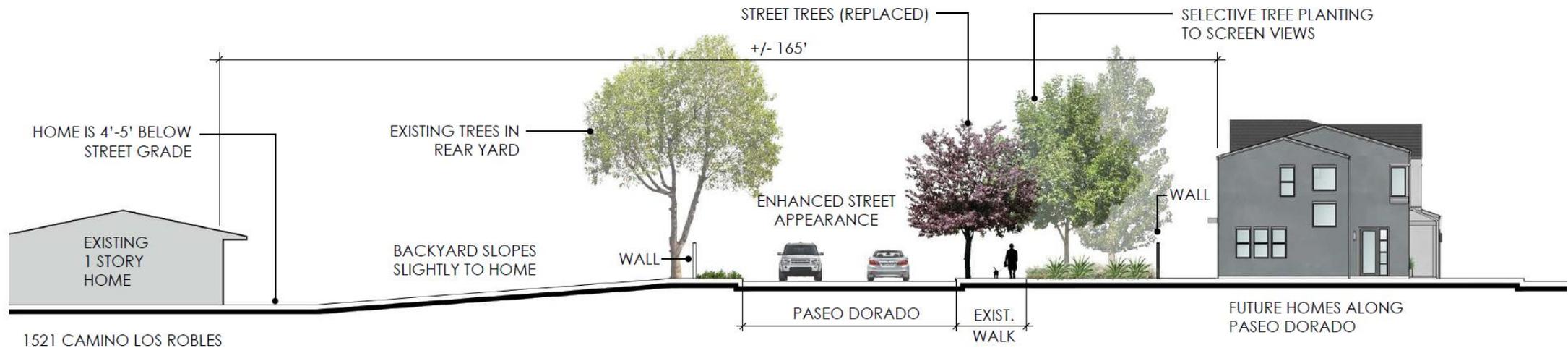


SECTION B

CROSS SECTIONS 1524 & 1525 CAMINO DEL SOL



SECTION C



SECTION D

CROSS SECTIONS 1516 & 1521 CAMINO LOS ROBLES



1516 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - CURRENT CONDITION



Section C 1516 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - PROPOSED CONDITION
BEFORE/AFTER VIEWS



1521 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - CURRENT CONDITION



1521 CAMINO LOS ROBLES REAR YARD VIEW LOOKING TOWARD DEVELOPMENT - PROPOSED CONDITION

Section D
BEFORE/AFTER VIEWS



Recommended Action –

Pursuant to Findings and Subject to Conditions of Approval:

- Adopt 2021-XX – Mitigated Negative Declaration
- Adopt 2021-XX – Major Site Plan
- Adopt 2021-XX – Subdivision / TTM 19148
- Adopt 2021-XX – General Plan Revision
- Introduce Ordinance XXXX – Zoning Amendment
- Introduce Ordinance XXXX – Development Agreement



Key Findings

- The project will provide for infill residential development on an underutilized commercial retail parcel, introducing new housing options that are compatible in height and scale with the site and its surroundings near existing single- and multi-family residential communities and neighborhood serving commercial uses in the City.
- Facilitating the addition of dwelling units in areas with existing infrastructure is consistent with State and local housing goals that emphasize the need for increased housing production across all income levels and the City's goals for growth aligned with infrastructure capabilities.

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