

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN REVISION TO CHANGE THE COMMUNITY DEVELOPMENT TYPE FROM COMMERCIAL TO LOW / MEDIUM DENSITY RESIDENTIAL ON A 12.52-ACRE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF EUCLID STREET AND ROSECRANS AVENUE

PRJ2021-00006 – ZON-2021-0032, SUB-2021-0002,
LRP-2021-0006, LRP-2021-0007, LRP-2021-0008

APPLICANT: SHOPOFF REALTY INVESTMENTS, L.P.
PROPERTY OWNER: SUNRISE VILLAGE OWNER, LLC.

RECITALS:

WHEREAS, the applicant filed applications with the City of Fullerton Community and Economic Development Department for a Major Site Plan (ZON-2021-0032), Tentative Tract Map (SUB-2021-0002), General Plan Revision (LRP-2021-0006), Zoning Amendment (LRP-2021-0007) and Development Agreement (LRP-2021-0008) for the construction of a 164 dwelling unit residential community, including 49 detached single-family residential homes and 115 townhomes on property more specifically described as: Orange County Assessor's Parcel Nos. 287-241-01, -04, and -06 (Lot 1 of Lot Line Adjustment No. 207, in the City of Fullerton, County of Orange, State of California, recorded September 12, 2021, as Instrument No. 2021000509353, of Official Records, in the office of the County Recorder of said county; Together with Parcel 4, in the City of Fullerton, County of Orange, State of California, as shown on a map filed in Book 88, Page 50, of Parcel Maps, in said office of the County Recorder.).

WHEREAS the Planning Commission of the City of Fullerton, in compliance with the noticing requirements of Fullerton Municipal Code (FMC) Chapter 15.76, held a duly held a duly noticed public hearing for PRJ-2021-0006.

WHEREAS FMC Section 2.18.030.E authorizes the Planning Commission to make a recommendation to City Council regarding general plan amendments, consistent with Government Code 65358.

WHEREAS the Planning Commission of the City of Fullerton recommended that City Council approve PRJ2021-00006 including Major Site Plan (ZON-2021-0032), Tentative Tract Map (SUB-2021-0002), General Plan Revision (LRP-2021-0006), Zoning Amendment (LRP-2021-0007) and Development Agreement (LRP-2021-0008).

WHEREAS, the City of Fullerton, as Lead Agency, prepared an Initial Study / Mitigated Negative Declaration to identify the potential environmental impacts associated with the

construction and implementation of the project in conformance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000 et seq.) and CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.).

WHEREAS, the Planning Commission and City Council considered the information contained in the Draft Initial Study / Mitigated Negative Declaration dated September 2021 and Technical Appendices, the Final Initial Study including Comments, Responses to Comments and Errata dated October 2021, the Mitigation Monitoring and Reporting Program and the administrative record during the public review process.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON RESOLVES AS FOLLOWS:

1. In all respects as set forth in the Recitals of the Resolution.
2. City Council, finds as follows:

Finding: Low / Medium Density Residential is a community development type the purpose of which is “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” within a density range of 6.1 DU / acre to 15 DU / acre.

Fact: The project proposes to construct a 164-DU residential community, on a 12.52-acre site at a density of 13.1 DU/acre.

Fact: The proposed residential community provides housing options including 49 detached small-lot single single-family residential units and 115 multi-family townhome units in 24 building clusters.

Fact: The site is located directly adjacent to the commercial parcels at southwest corner of Euclid Street and Rosecrans Avenue and is directly across from the retail area at the northwest corner of the same intersection.

Fact: Surrounding residential properties include Low Density Residential (up to six DU / acre) and Medium Density Residential (15.1 DU / acre to 28 DU / acre). The proposed project’s community development type of Low / Medium Density is a blend of the density of its surroundings.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON RESOLVES AS FOLLOWS:

City Council does hereby approve said General Plan Revision LRP-2021-0006, subject to the following conditions of approval:

1. Approval of this application is contingent on the approval of Major Site Plan (ZON-2021-0032). Should City Council not approve Major Site Plan (ZON-2021-0032), Tentative Parcel Map (SUB-2021-0002), General Plan Revision (LRP-2021-0006), Zoning Amendment (LRP-2021-0007) and Development Agreement (LRP-2021-0008) shall be similarly denied.
2. The applicant shall agree to indemnify, hold harmless and defend the City of Fullerton, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this resolution, save and except that caused by the City's active negligence.

ADOPTED BY THE FULLERTON CITY COUNCIL ON DECEMBER 7, 2021.

Bruce Whitaker
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date