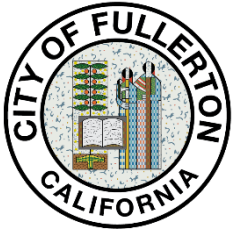


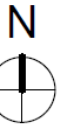
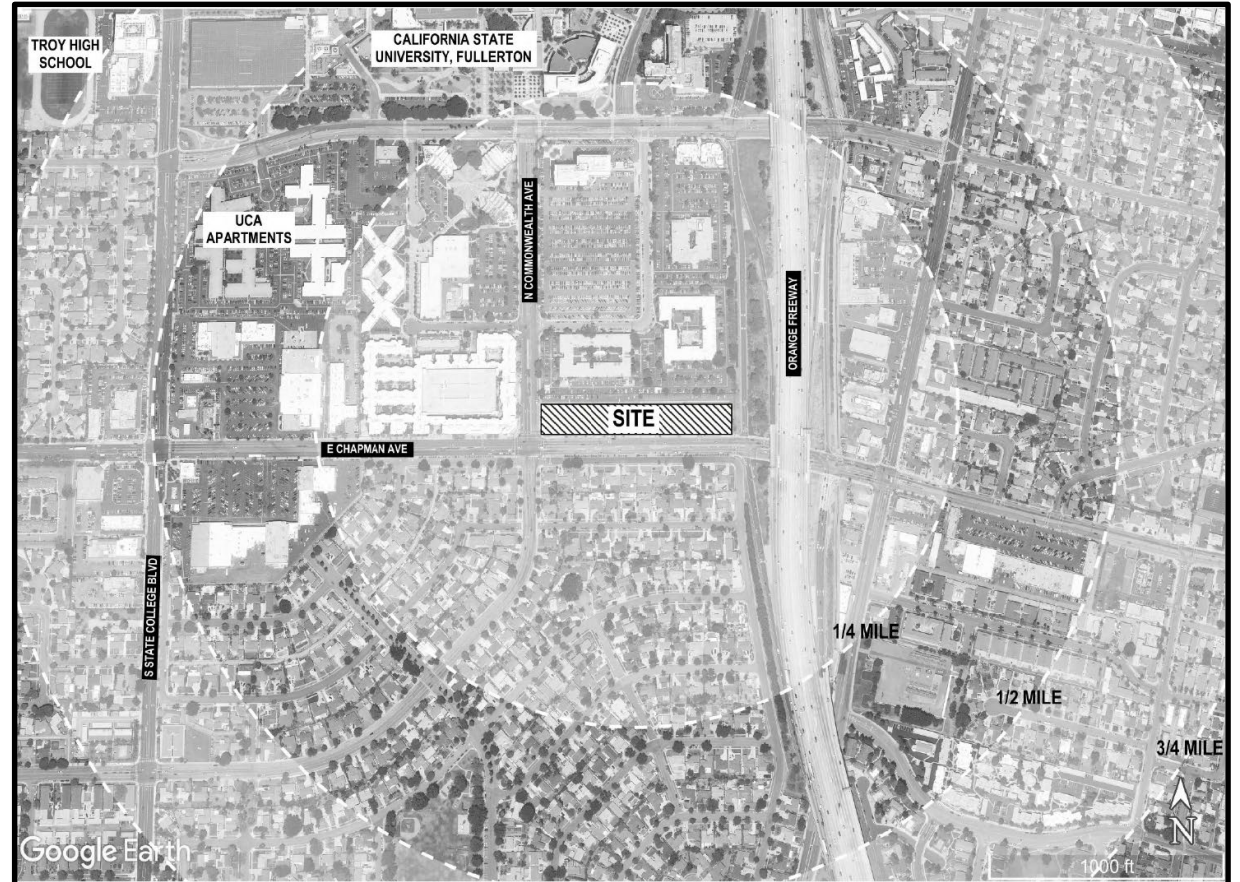
PRJ2020-00008

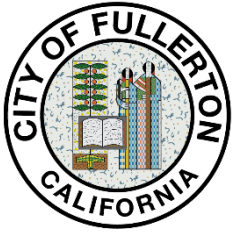
**2601, 2701, and 2751 E Chapman
Avenue
The Hub Fullerton**

January 18, 2022



Project Location





Project Description

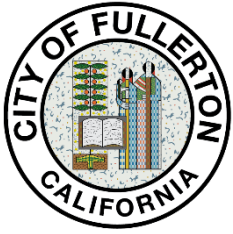
- **The Project: 420-units** (1,251 beds) with 12,438 sq. ft. of neighborhood-supporting commercial space on the ground floor and a parking structure with **376** parking spaces (338 resident/guest and 38 retail). *{Planning Commission recommended approval September 29, 2021}*
- **The Alternative Project: 377-units** (1,108 beds) with 12,438 sq. ft. of neighborhood-supporting commercial space on the ground floor and a parking structure with **586** parking spaces (548 resident/guest and 38 retail). *{City Council recommended Planning Commission review November 2, 2021}*
- **The Revised Alternative Project: 377-units** (1,103 beds) with 12,438 sq. ft. of neighborhood-supporting commercial space on the ground floor and a parking structure with **630** parking spaces (592 resident/guest and 38 retail). *{Planning Commission recommended approval December 21, 2021}*



Project Description

- Student-oriented housing
- 12,438 sq. ft. neighborhood serving commercial ground-floor space and adjoining public paseo
- Micro/studio, 1-, 2-, 3- and 4-bedroom units including two-level townhomes





**Commonwealth
frontage –
Pavement to
median**

**Chapman
frontage –
Pavement to
at least #3 &
#2 lanes**

Secondary Access – R/I/RO

PROJECT

“West”

“East”



ALTERNATIVE PROJECT





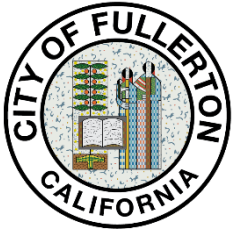
Highlighted Changes - Parking

PROJECT



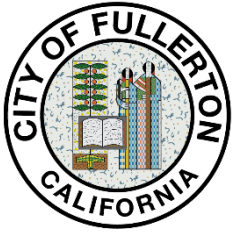
REVISED ALTERNATIVE PROJECT





Highlighted Changes - Parking

- Project – 0.80 per unit (0.27 per bed)
- Alternative Project – 1.45 per unit (0.49 per bed)
- Revised Alternative Project – 1.58 per unit (0.54 per bed)



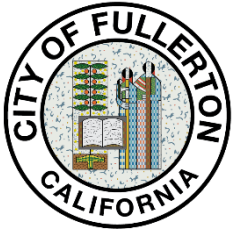
Highlighted Changes - Architecture

- The corner bedroom has been removed at Chapman and Commonwealth to create an inset corner reducing the building mass of the upper stories at the intersection.
- The west half of the building has been revised to provide a lighter plaster color with accent corrugated metal panels (previously was a grey gradient across the length of the building).
- The windows have been further articulated to add additional depth and detail.



1a. SOUTH ELEVATION
SCALE: 1" = 30'-0"





Highlighted Changes - Landscape

- A green screen sculptural column element has been added in the new inset corner at Chapman and Commonwealth.
- Planters with hanging plants have been added to the recesses above the paseo and leasing office.
- Green screens have been added to the garage on the east and north facades.
- Planting beds have been added to base of columns at paseo to provide vines up columns.
- An additional planter has been added to the paseo as well as an opening has been provided in paseo trellis to allow for added palm trees to extend through.
- Green walls have been added to the back walls of paseo.
- Additional plant varieties have been added to the landscaping along Chapman as well as potted plants throughout the streetscape, similar to University House across the street.

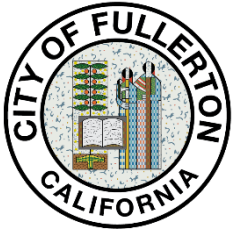


2 1b. NORTH ELEVATION
A2-1 SCALE: 1" = 32'-0"

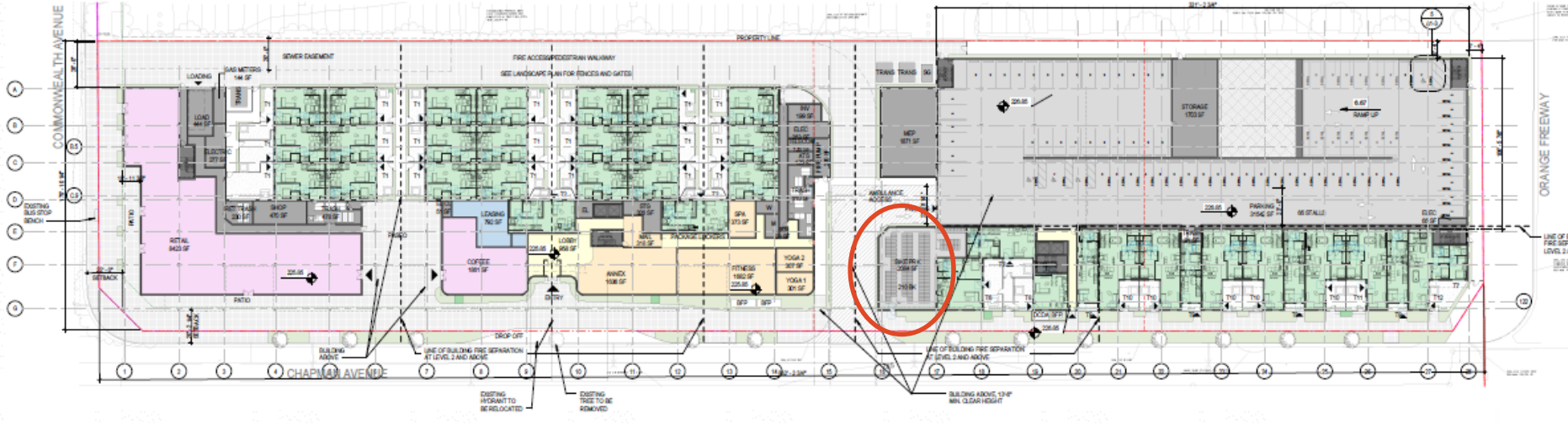


2 3b. ENLARGED EAST ELEVATION
A2-1 SCALE: 3/32" = 1'-0"





Highlighted Changes – Alternative Transportation Facilities



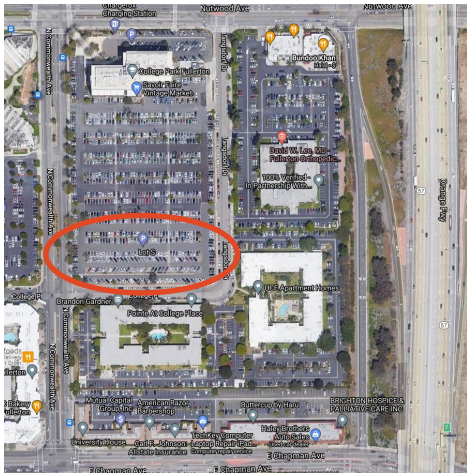
Added condition for Applicant to fund \$58,000 for contribution to:

- Enhanced crosswalks at Chapman & Commonwealth and Commonwealth & Nutwood
- Signal & modifications at Commonwealth & Nutwood
- Buffered bike lane on Commonwealth between Chapman and Nutwood



Planning Commission Added Conditions

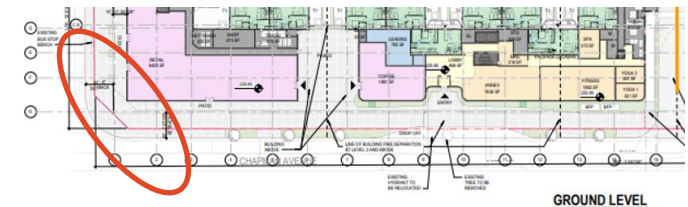
Off-site parking for 0.70 per bed residential rate within 500 feet and/or CSUF "Lot S"

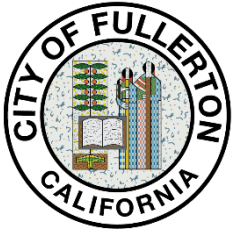


Plane break in Commonwealth-facing elevation 2nd floor and above



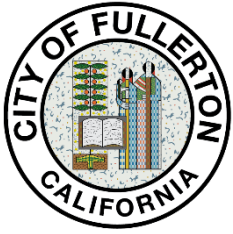
Radius corner at Commonwealth/Chapman on ground plane





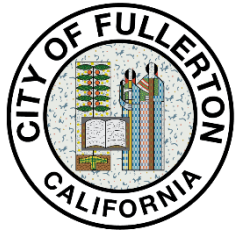
Major Site Plan

Development Standard	R-5	Proposed	Consistent
Setbacks, Public Street	15 ft.	Arterial - 12 ft. Freeway - 8 ft.	Utilizes Specific Plan standard
Setbacks, Interior	Units – 5 ft. to 30.5 ft. with tiering Parking – 0 ft to 15.5 ft. with tiering	Units - All stories at 28 ft. Parking – All levels at 10 ft.	Utilizes Specific Plan standard
Height	Unlimited when greater than 100 feet from R-1 zone	80 ft. maximum; R-1 zone is 110 ft across Chapman Avenue	Yes
Lot Coverage	60%	58%	Yes

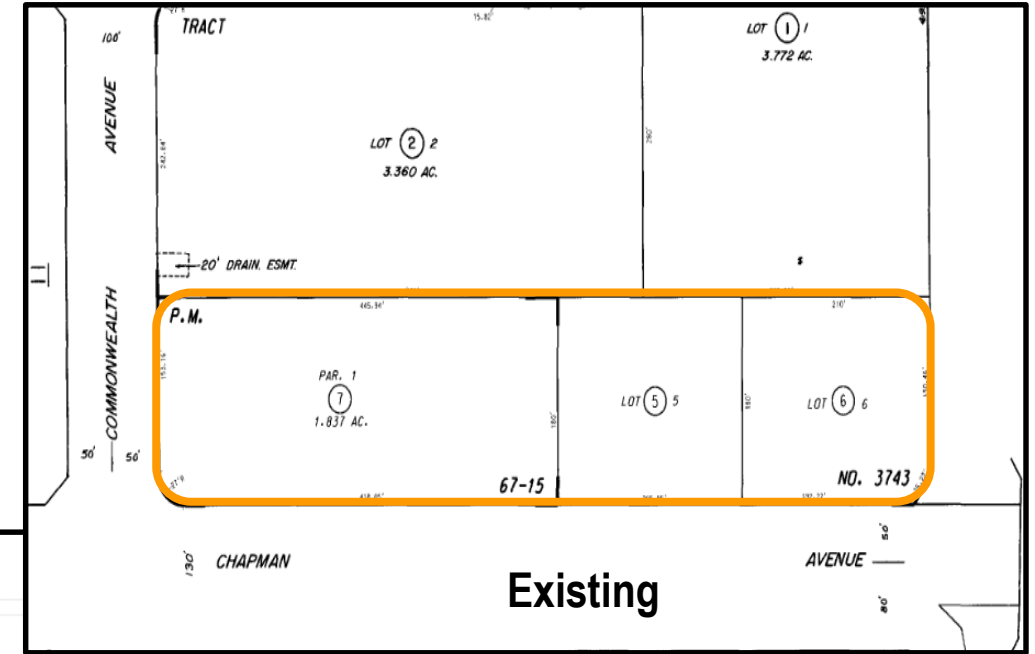


Major Site Plan

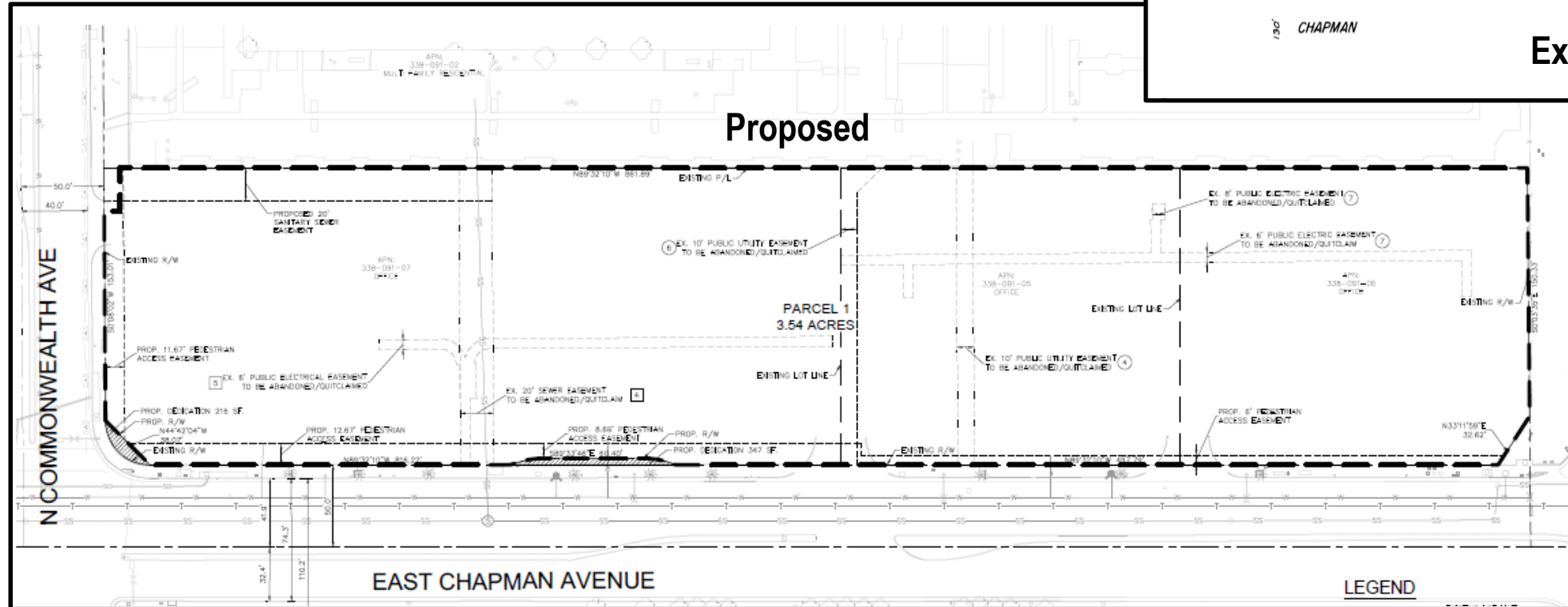
Development Standard	R-5	Proposed	Consistent
Floor Area Ratio	N/A	Specific Plan – 3.3 Project – 2.84	Utilizes Specific Plan standard
Density (dwelling units/acre)	Unlimited	Specific Plan – 120 du/ac Project – 106.2 du/ac	Yes
Open Space	Common – 50,631 sq. ft. Private – 25,259 sq. ft. Total = 75,890 sq. ft.	Specific Plan – 20% of site area minimum = 30,928 sq. ft. Project – Common – 58,876 sq. ft. Private – 13,150 sq. ft. Total = 72,026 sq. ft.	Utilizes Specific Plan standard
Parking	Blended multi-family rate per unit of 2.5 resident and guest; total 943 spaces Commercial 4 spaces per 1,000 sq. ft.	Specific Plan – Blended student-oriented housing rate of 1.57 resident and guest; Commercial 3 spaces per 1,000 sq. ft. Project – Blended student-oriented housing rate of 1.58 resident and guest; total 592 spaces (0.54 per bed); Commercial 3.056 spaces per 1,000 sq. ft.; total 38 spaces	Utilizes Specific Plan standard



Subdivision

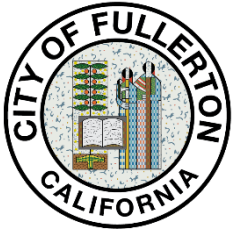


Existing

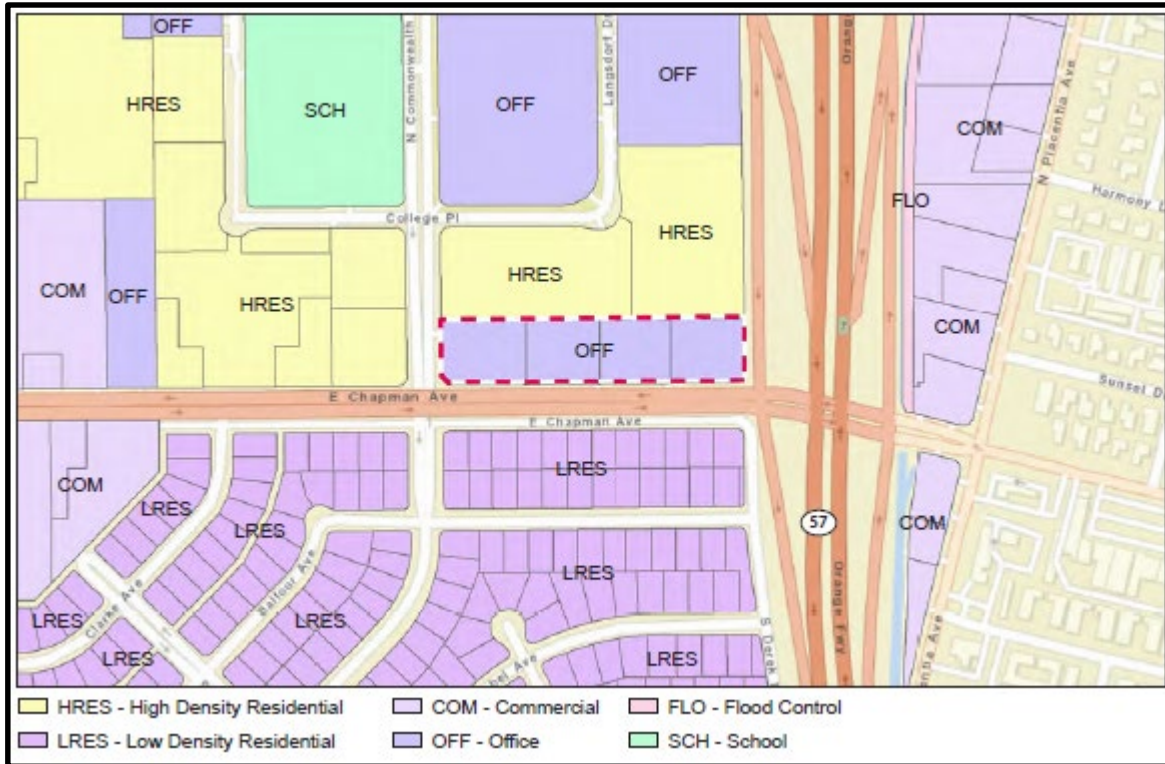


Proposed

LEGEND



General Plan Revision



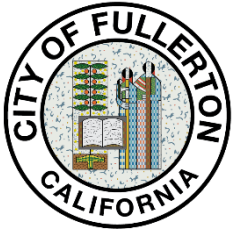
Office to High Density Residential

Purpose: To establish and protect opportunities for households that desire dense urban living within a compact, walkable neighborhood that is well served by transit, and to provide opportunities for neighborhood support uses and amenities

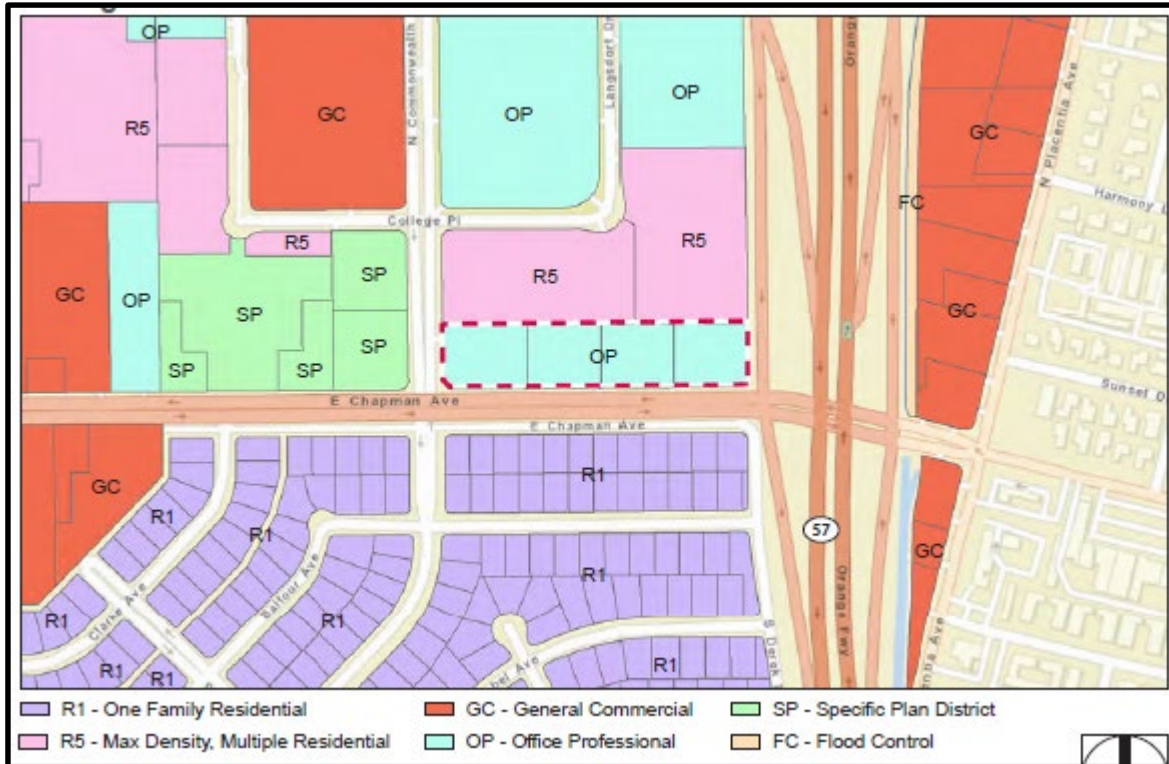
Potential Land Uses:

- *Attached dwellings*
- *Limited neighborhood serving commercial uses*
- Live-work units
- Compatible public, quasi-public, and special uses

Development Standard	Required	Proposed	Meets Requirement
Density	Over 28 du/ac	Up to 120 du/ac	Yes



Zoning Amendment

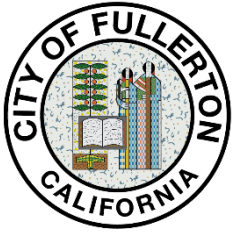


Office Professional (O-P) to Specific Plan District (SPD)

Purpose: For a site with unique characteristics including a unique mix of uses and specific community objectives

Permitted Land Uses:

- Consistent with all community development types



Specific Plan



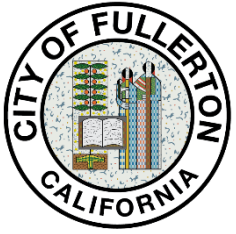
HUB FULLERTON SPECIFIC PLAN

Accompanies SPD zoning

Purpose: Regulatory document to facilitate development of a student-oriented housing project with neighborhood serving ground floor commercial within the City's Education Focus Area

Zoning tool authorized to implement the general plan by Government Code 65450

- Development Plan and Regulations
- Urban Design
- Infrastructure / Public Services
- Implementation



Specific Plan



HUB FULLERTON SPECIFIC PLAN

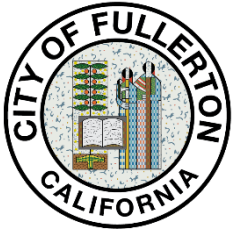
Development Plan and Regulations

Permitted Uses:

- Student-oriented housing with supporting amenities including management office and parking
- Eating establishments, food & beverage stores, personal services, office space, local serving retail, trade school, tutoring center
- Uses with alcohol or entertainment subject to ARUP or CUP
- Licensed child care with CUP

Urban Design:

- Façade articulation with plane changes and clear first floor/commercial element
- High-quality, durable colors and materials compatible with overall architectural theme that convey a sense of permanence



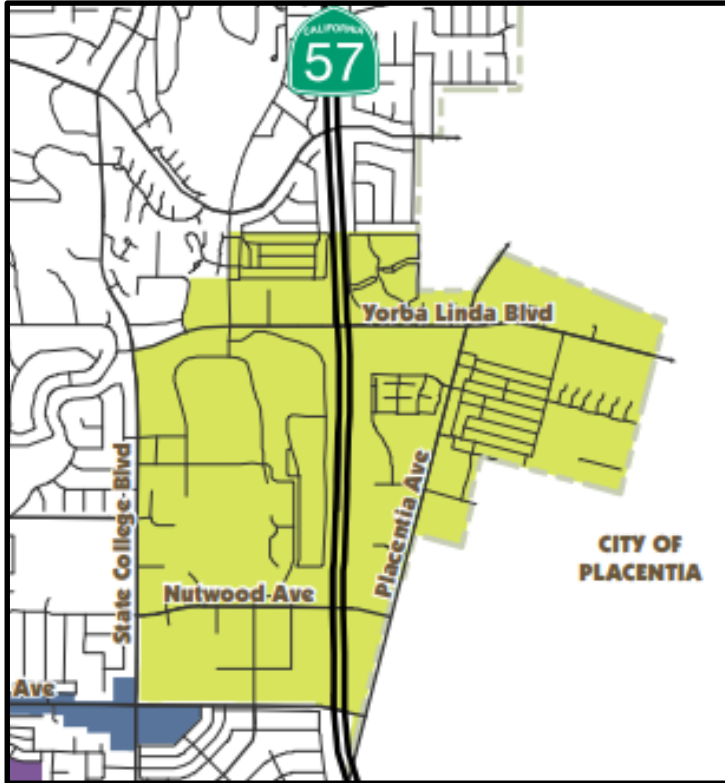
Education Focus Area

Focus Area J of The Fullerton Plan

Vision: Dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities, will meet the demands of the increasing student population, staff and faculty. A student-oriented village developed through a strong town-gown partnership will include additional retail and entertainment areas that will serve new residents and surrounding neighborhoods.

Planning Objectives:

- Include additional retail and gathering spaces that serve the students, faculty and population at large.
- Integrate the colleges and universities with the surrounding area by adding student and faculty housing, improving connections for pedestrians and bicyclists, and exploring development opportunities.
- Promote a “college town” atmosphere which fosters a positive town-gown relationship recognizing the opportunities for collaboration.
- Enhance the multi-family neighborhoods around the colleges and universities.
- Maintain adequate and managed capacity for parking needs while increasing multi-modal transportation options.

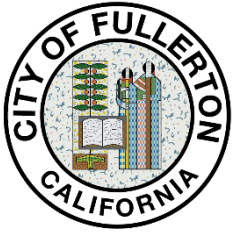




California Environmental Quality Act (CEQA) –

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

- Hub Fullerton Project Initial Study/Mitigated Negative Declaration prepared for City as Lead Agency
- All factors “no impact” or “less than significant”, except Air Quality (construction) and Geology and Soils
- Air Quality (construction) “less that significant with mitigation incorporated”
 - Low VOC paints
 - Tier 4 off-road construction equipment
- Geology and Soils “less that significant with mitigation incorporated”
 - Compliance with Geotechnical Investigation

August 2021 | Initial Study

HUB FULLERTON PROJECT

City of Fullerton

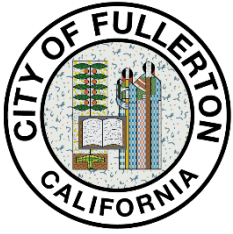
Prepared for:

City of Fullerton
Contact: Heather Allen, Planning Manager
303 W. Commonwealth Avenue
Fullerton, California 92832
714.738.6884

Prepared by:

PlaceWorks
Contact: Nicole Vermilion, Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com





Initial Study / Mitigated Negative Declaration (Continued)

- 20-day public review
 - AQMD – Health risk analysis and reduction strategies to address mobile sources
 - OCTA – Additional definition and detailed ROW descriptions, ensuring sufficient ROW for future build-out of Chapman Ave
 - CalTrans – Bike parking, traffic operations, location of driveway versus SR-57 off ramp, encroachment permit
 - Lozeau Drury LLP (SAFER) – Unspecified

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)

Alternative Project does not result in new or substantially greater impacts / conclusions not affected

September 2021 | Response to Comments

HUB FULLERTON PROJECT for City of Fullerton

Prepared for:
City of Fullerton
Contact: Heather Allen, Planning Manager
303 W. Commonwealth Avenue
Fullerton, California 92832
714.738.6884

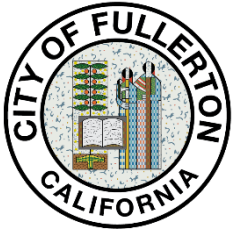
Prepared by:
PlaceWorks
Contact: Nicole Vermillion, Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com





Public Comments and Concerns

- Traffic
- Water / Sewer



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
- Neither Project nor Alternative Project have effects on transportation
- Project pays traffic impact fees (@ \$195.30) and is conditioned to modify Chapman to facilitate restricted turning movements at driveway (no left-out)



Water / Sewer

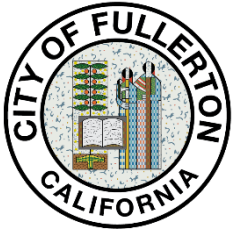
- 2020 Urban Water Management Plan forecasts water availability through 2045
 - Normal, single-dry, multiple-dry year scenarios
 - Accounted for City's RHNA allocation of planned new housing (13,209 units for period 2021-2029)
- **Water resources sufficient to serve the Project**
- 2009 Sewer Master Plan assesses hydraulic capacity of downstream sewer mains using flow projections through 2035
 - Dry and wet weather flows evaluated
- **Increased flows would not trigger any capacity deficiencies**



Recommendation

Pursuant to Findings and Subject to Conditions of Approval:

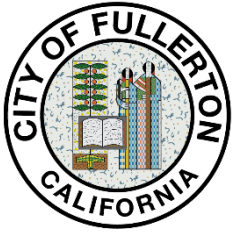
- Adopt 2022-XX – Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Adopt 2022-XX – Major Site Plan
- Adopt 2022-XX – Subdivision / TPM 2020-173
- Adopt 2022-XX – General Plan Revision



Recommendation

Pursuant to Findings and Subject to Conditions of Approval:

- Introduce Ordinance XXXX – Zoning Amendment
- Introduce Ordinance XXXX – Specific Plan



Key Findings

- Provides higher density student-oriented multi-family housing in a wide mix of unit types addressing the need for housing for the increasing student population as well as faculty.
- Provides retail space at the Chapman/Commonwealth intersection which serves as a key gateway to the university area and mirrors the ground floor commercial spaces along the west side of the intersection in the existing student-oriented housing project, also zoned SPD.
- Is consistent with the Education Focus Area as well as with goals and policies supporting the Community Development and Design, Housing, Mobility, Bicycle, Growth Management, Noise, Economic Development, Revitalization, Public Safety, Public Health, Parks and Recreation, Water, Air Quality and Climate Change, and Integrated Waste Management Elements of The Fullerton Plan.

PRJ2020-00008

**2601, 2701, and 2751 E Chapman
Avenue
The Hub Fullerton**

January 18, 2022