

PRJ2022-00121

**Pointe Common Affordable Housing Project
1600 West Commonwealth Avenue**

**City Council
April 4, 2023**



Project Location

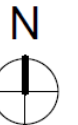
2.50-acre parcel of land
adjacent to City Yard

General Plan:

Industrial

Zoning:

Manufacturing - General





Project History

June 2020

Subject property declared surplus property by City Council. State and housing developers notified per State law.

March 2021

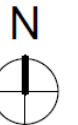
City releases Request for Proposals (RFP) for development of affordable housing on the site. Five proposals received, with Meta Housing Corporation selected as developer for site.

August 2022

City and Meta officially enter into Exclusive Negotiating Agreement (ENA) for development of site. Initial proposal to develop 62-unit affordable housing project.

October 2022

Proposed 65-unit project submitted to City for formal review.





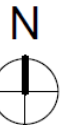
Project Entitlements Needed

Major Site Plan – Recommendation to City Council to ensure project consistency with applicable development standards and design review criteria

General Plan Revision – Recommendation to City Council to change existing Industrial designation to Medium Density Residential

Zoning Amendment – Recommendation to City Council to change existing Manufacturing - General zoning designation to Limited Density Multiple family Residential (R-3)

Environmental Determination – Recommend that City Council adopt Mitigated Negative Declaration for project

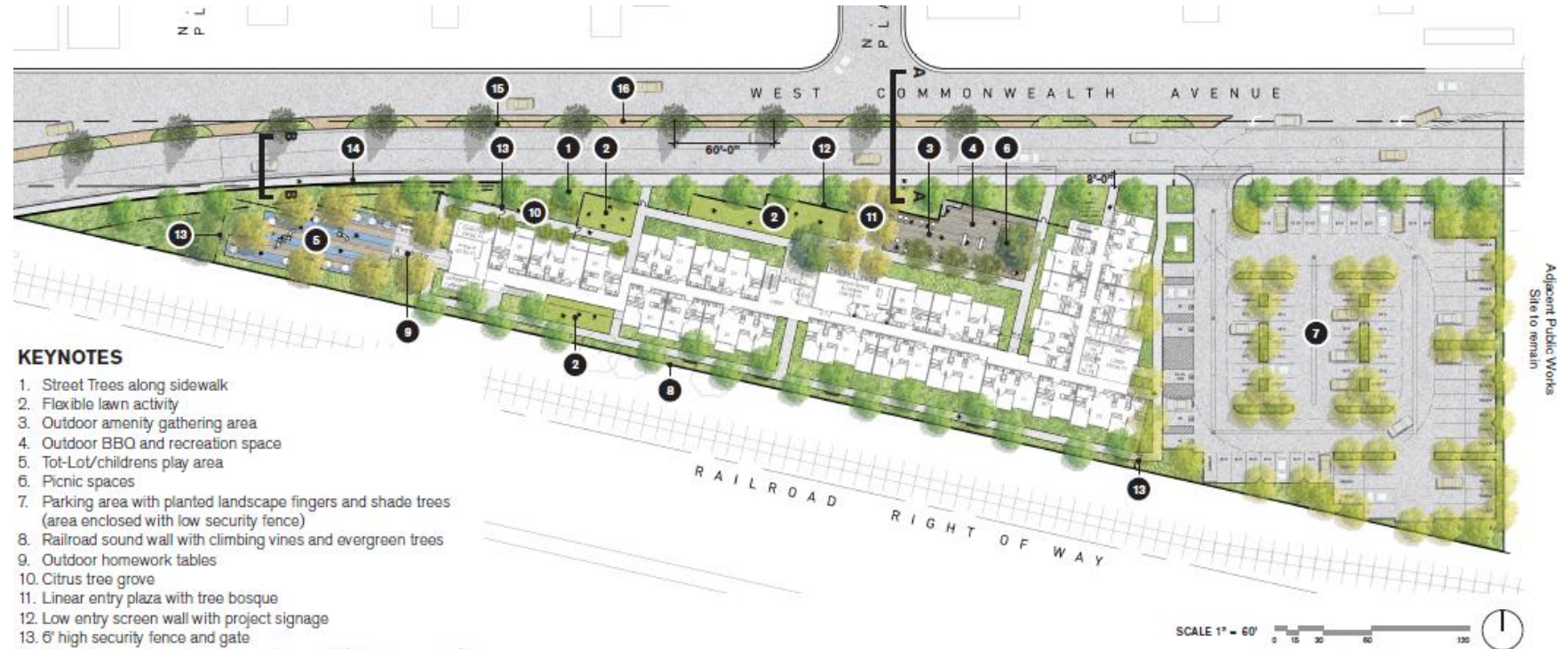




Site Plan

65-unit development:

- 29 one-bedroom units
- 19 two-bedroom unit
- 17 three-bedroom units
- 108 total parking spaces (101 required)

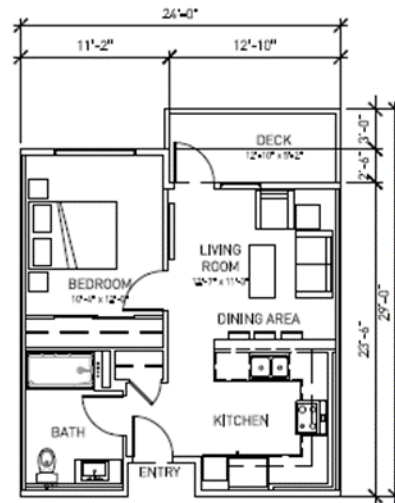




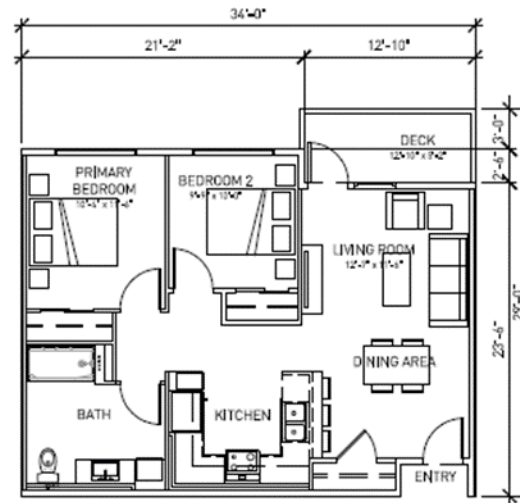
Floor Plans

Unit Sizes

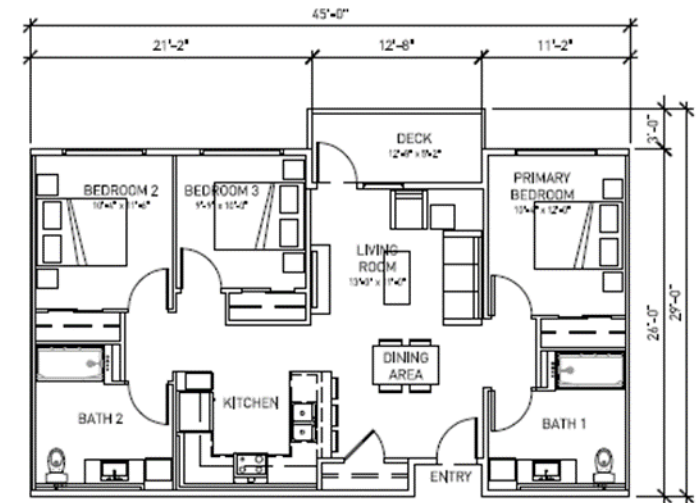
- 579 square feet (one-bedroom unit)
- 839 square feet (two-bedroom unit)
- 1,126 square feet (three-bedroom unit)



UNIT B1
1 BEDROOM + 1 BATH
AREA: 579 SQ. FT.



UNIT C1
2 BEDROOM + 1 BATH
AREA: 839 SQ. FT.



UNIT D1
3 BEDROOM + 2 BATH
AREA: 1126 SQ. FT.



Project Renderings





Project Renderings





Project Renderings





Major Site Plan

Development Standard	Required	Proposed	Consistent
Minimum Lot Size	117,700 square feet	108,710 square feet	Yes, with concession
Building Setbacks	7-19 feet	Front: 15 Feet Sides: 10 Feet Rear: 7-19 Feet	Yes
Height	Unlimited	2-3 stories	Yes
Common Open Space	36,400 square feet	37,057 square feet	Yes
Private Open Space	100 square feet/unit	50 square feet for ½ units	Yes, with concession
Parking	101 parking spaces	108 parking spaces	Yes, with concession



General Plan Revision

Proposed Revision from Industrial to Medium Density Residential

- Site no longer needed for industrial/City Yard purposes
- Consistent with Council designation as surplus property
- Use compatible with Medium Density Residential designation
- Project consistent with several Goals and Policies of The Fullerton Plan



Zoning Amendment

Proposed Amendment from Manufacturing – General (M-G) to Limited Density Multiple Family Residential (R-3)

- Surplus properties marketed to affordable housing developers
- Use compatible with surrounding land uses
- Project consistent with development standards found in the Municipal Code
- Project concessions related to lot size, private open space and covered parking permitted by Density Bonus Law and does not impact quality of development



Recommended Action

Recommend that the City Council:

- Approve the Major Site Plan Review as conditioned;
- Approve the General Plan Revision;
- Approve the Zoning Amendment; and
- Approve the Mitigated Negative Declaration for the Pointe Common affordable housing development

PRJ2022-00121

**Pointe Common Affordable Housing Project
1600 West Commonwealth Avenue**

**City Council
April 4, 2023**