

Brandywine Residential Development

751 Bastanchury Road



City Council

February 4, 2020

Project Location



Site Summary

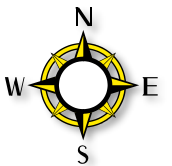


Zone: Oil/Gas (O-G)

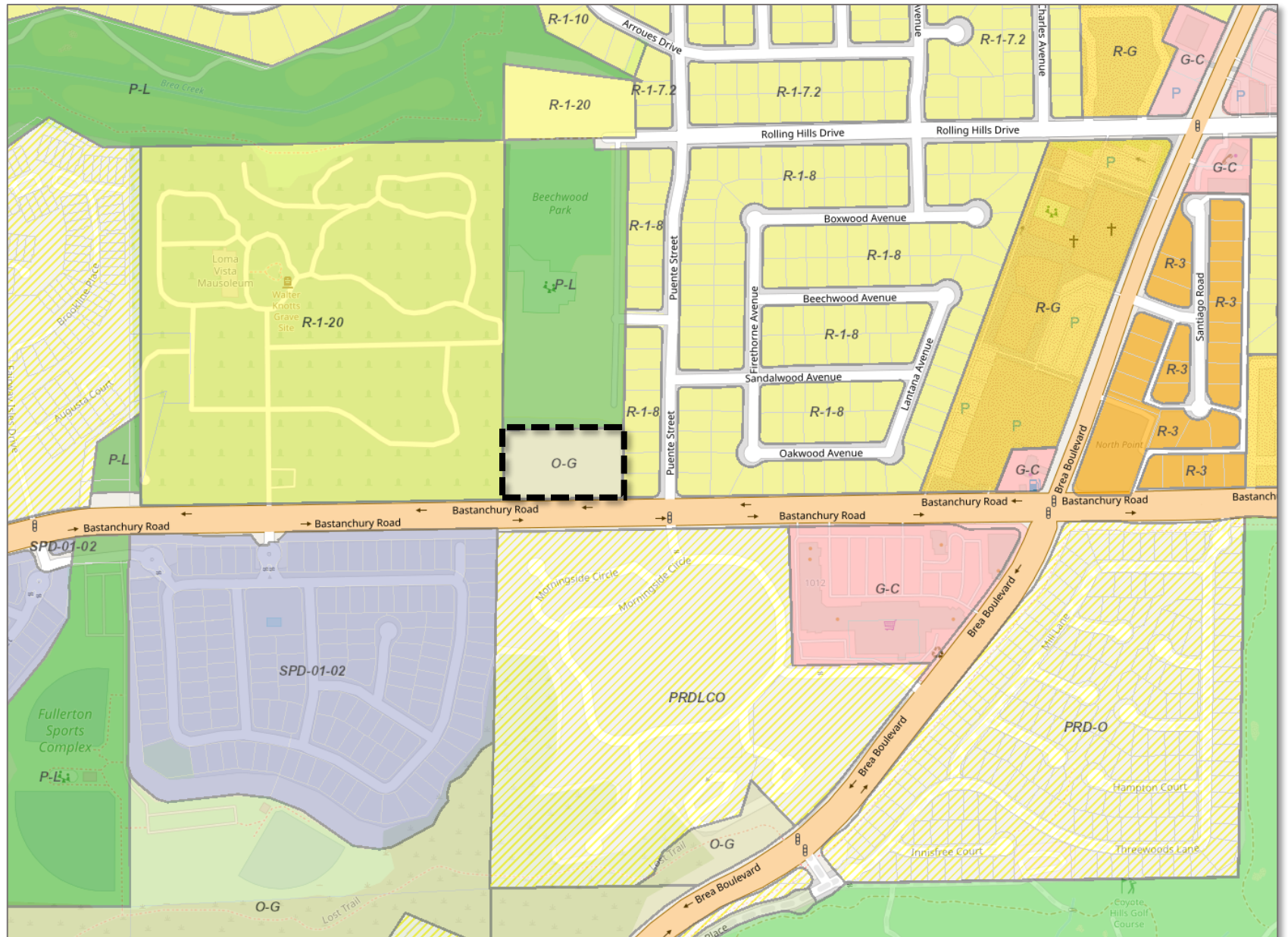
General Plan: Greenbelt Concept

Property Size: 2.4 acres

Property Owner: Library Foundation



Zoning Map



Summary of Entitlements

- General Plan Revision from Greenbelt Concept to Low-Medium Density Residential
- Zoning Amendment from O-G (Oil Gas) to PRD-I (Planned Residential Development-Infill)
- Tentative Tract Map for condominium purposes
- Major Site Plan for review of site, architectural and landscape concept
- Mitigated Negative Declaration to evaluate the potential environmental impacts

Project Description

Beechwood Elementary School

Loma Vista Memorial Park

Building #1

3-units:

- (1) two-bedroom; (2) three-bedroom
- (3) two-car garages

Puente Street Residences

Bastanchury Road



Project Description

Buildings 2 - 7

5-units/building:

- (1) two-bedroom, (4) three-bedroom
- (5) two-car garages

Loma Vista Memorial Park

Beechwood Elementary School

Puente Street Residences

Bastanchury Road



Open Space Plan

| | | |
|---|------------------------------------|-----------|
|  | Open Space Provided | |
|  | Private Patios/Private Yards | |
|  | Common Open Space (10' x 10' Min.) | 13,929 sf |
|  | Common Community Space | 4,112 sf |
| Total Common Open Space Provided: | | 18,041 sf |



Bastanchury Road Elevations



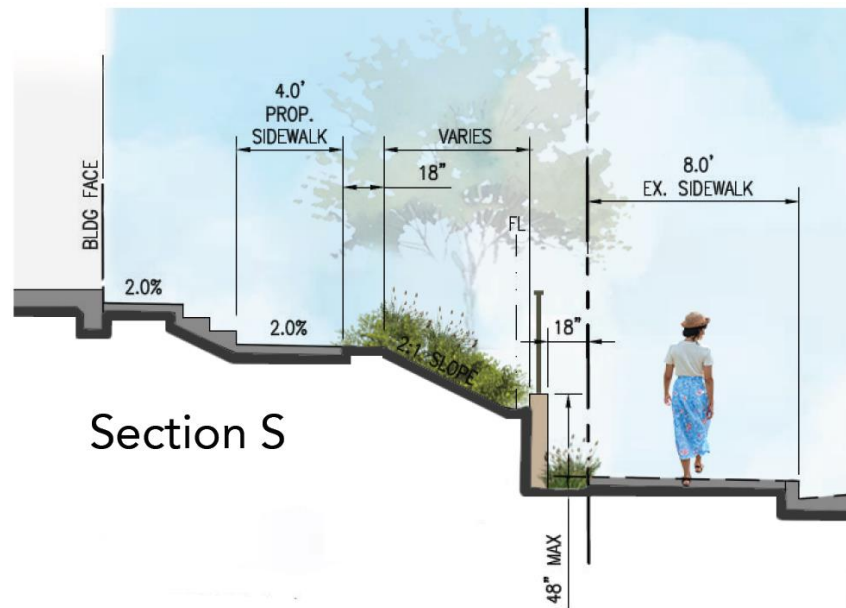
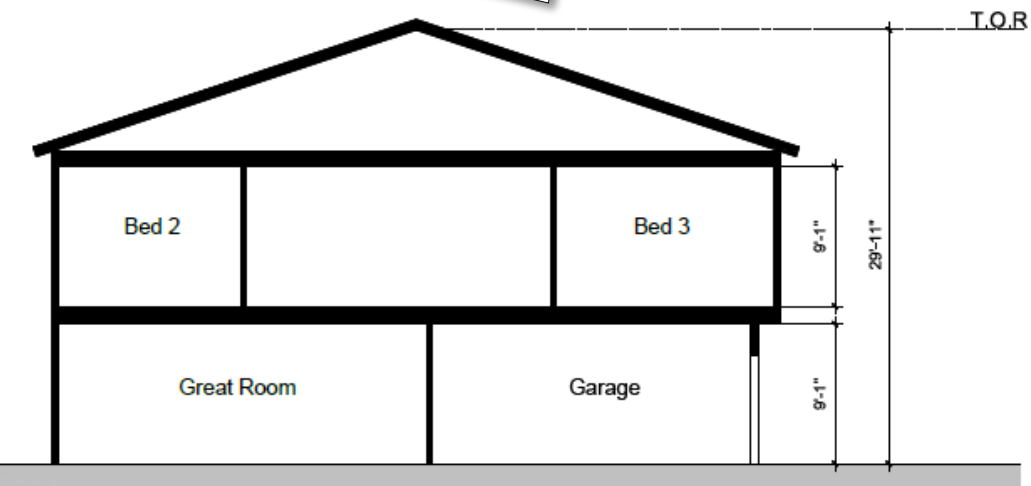
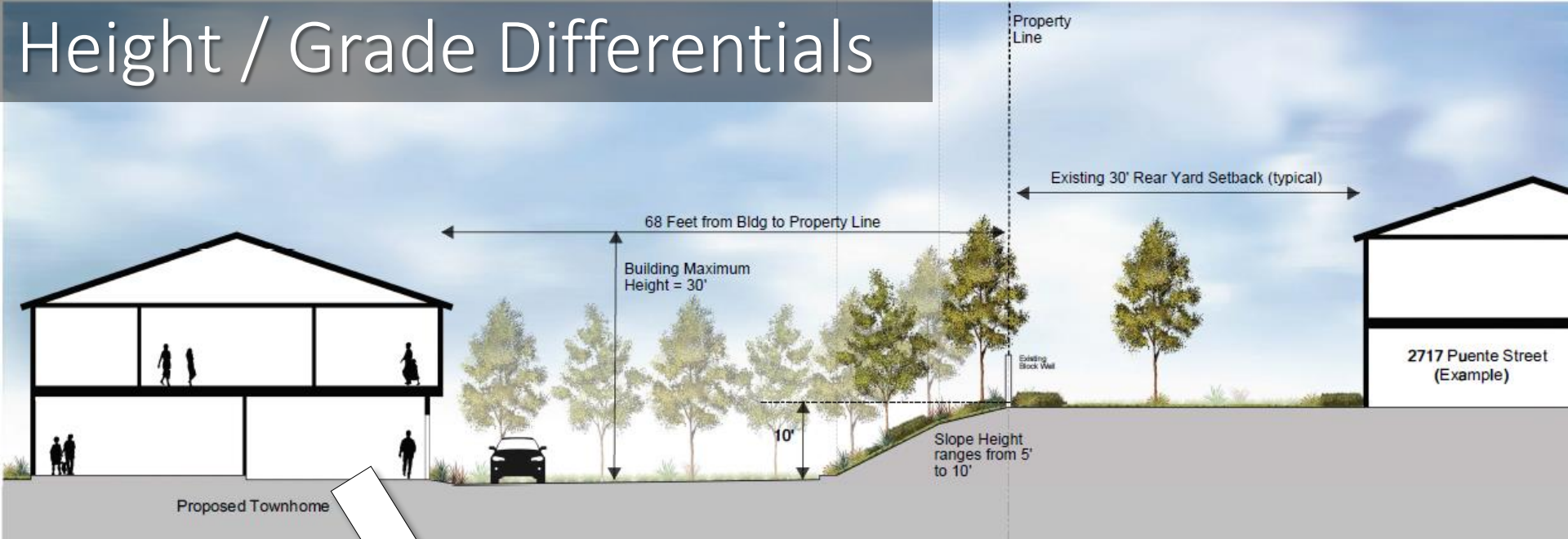
Interior Building Elevations



Interior Building Elevations – Garage Side



Height / Grade Differentials



Background

- Used for oil exploration and production (1-well) until 1994
- Unocal transferred the property to the Fullerton Public Library Foundation in 1996
- The Library Foundation deeded the property to the City in 1999 for a library
- City determined that it does not have the financial resources to staff and operate a branch library at this location and deeded the property back to the Fullerton Library Foundation in 2018
- Library Foundation intends to use the proceeds from the sale of the property to expand library services



General Plan Analysis

- Amend General Plan Designation from Greenbelt Concept to Low-Medium Density Residential (6.1-15 units per acre)
- Property is located along a major arterial highway with no connections to adjacent neighborhood
- Consistent with General Plan Goals/Policies:
 - Provide supply of housing in the City ranging in cost and type to meet all segments of the community
 - Provide adequate sites for Housing Development
 - Support projects which consider immediate and surrounding context

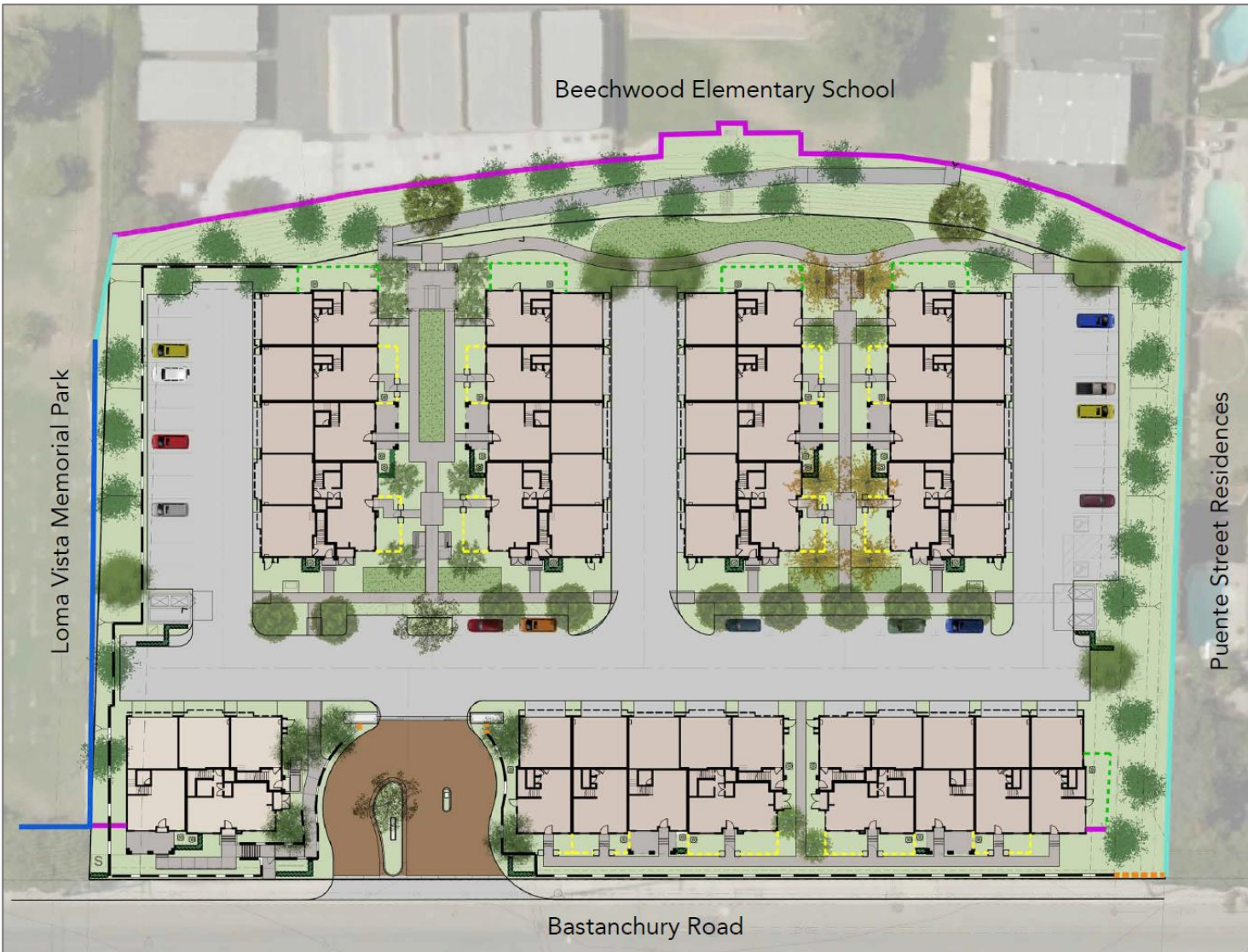
Zoning Amendment Analysis

- Amend zoning from Oil/Gas to Planned Residential Development – Infill (PRD-I)
- The proposed development complies with the development standards contained in the PRD-I zone
- PRD-I is consistent with the proposed General Plan Community Development Type is Low-Medium Density Residential which allows up to 15 dwelling Units per Acre
- Proposed development is 13.75 units per acre

Tentative Tract Map Analysis

- One-lot subdivision for condominium purposes
- HOA will own and maintain common facilities onsite, such as open space, private streets, guest parking areas, walkways, street lights, etc.
- Individual condominium units will be under private ownership
- The City Engineer has reviewed the proposed map and found the map to be in conformance with Title 16 (subdivision map act)

Major Site Plan Analysis



- Site Design
- Grading
- Circulation
- Parking
- Architectural Design

CEQA Analysis

- Mitigated Negative Declaration was prepared to evaluate the potential environmental effects of the project
- Found that the project will have a less than significant impact on the environment, with the implementation of project design features, standard conditions of approval and mitigation measures (MMRP)

Planning Commission Action

- Project was reviewed by the Planning Commission at its meeting on January 8, 2020
- Voted 4-1 (Shanfield opposed) to recommend the requested entitlements for approval by the City Council
- Amended/Added two conditions:
 1. Remove the requirement to underground the electrical lines on Bastanchury Road
 2. Install striping for a right turn pocket adjacent to the outer lane of westbound Bastanchury Road

Recommendations

Adopt Resolutions:

1. No. 2020-XX – Mitigated Negative Declaration
2. No. 2020-XX – General Plan Revision
3. No. 2020-XX – Zoning Amendment
4. No. 2020-XX – Tentative Tract Map
5. No. 2020-XX – Major Site Plan

Including recommended conditions of approval and Mitigation Measures identified in the MMRP

Brandywine Residential Development

751 Bastanchury Road



City Council

February 4, 2020