

RESOLUTION NO. 2020-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 GREENBELT CONCEPT TO LOW-MEDIUM DENSITY RESIDENTIAL (6.1-15 UNITS/ACRE) ON A 2.4 ACRE PROPERTY LOCATED ON THE NORTH SIDE OF BASTANCHURY ROAD, APPROXIMATELY 150 FEET WEST OF PUENTE STREET, ADDRESSED 751 EAST BASTANCHURY ROAD

PRJ19-00087 - LRP19-00001

APPLICANT: BRANDYWINE HOMES
PROPERTY OWNER: FULLERTON PUBLIC LIBRARY FOUNDATION

RECITALS

WHEREAS, an application was filed with the City of Fullerton Community and Economic Development Department for a General Plan Revision to change the Community Development Type from Greenbelt Concept to Low-Medium Density Residential (6.1-15 units per acre) for a 2.4 acre site in conjunction with an application for a 33-unit residential condominium development at 751 East Bastanchury Road, more specifically described as:

Orange County Assessor's Parcel No. 293-241-07

WHEREAS, the City Council of the City of Fullerton, in compliance with the noticing requirements of Fullerton Municipal Code, held a duly noticed public hearing for PRJ19-00087 / LRP19-00001; and

WHEREAS, the City prepared a Mitigated Negative Declaration pursuant to Sections 15070-15073 of the California Environmental Quality Act (CEQA) Guidelines. The Mitigated Negative Declaration concludes that with the implementation of project design features, standard conditions and mitigation measures, the project will not have a significant impact on the environment. The City Council has considered the Mitigated Negative Declaration prior to taking action on this project; and

WHEREAS, the proposed Low-Medium Density designation is appropriate for a site with over 400 feet of frontage along a major arterial roadway with no vehicular connections to adjacent neighborhoods; and

WHEREAS, the proposed Low-Medium Density better aligned with State and local housing goals that emphasize the need for increased housing production to accommodate existing and future housing needs and providing a variety of housing sizes and types to meet the needs of all segments of the community.

RESOLUTION

NOW, THEREFORE, BE IT FOUND DETERMINED AND RESOLVED by the City Council of the City of Fullerton, as follows:

1. In all respects as set forth in the Recitals of the Resolution.
2. The City Council, pursuant to Fullerton Municipal Code §15.72, finds as follows:

General Plan Revision:

Finding: That the project is consistent with the following General Plan goals and policies:

P1.11 Compatibility of Design and Uses. Support projects, programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.

The project incorporates many design elements and building materials found in the surrounding area. It also is consistent with side and rear setback requirements and building height standards applicable to the adjacent single family residential zone.

Goal 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community

The project adds 33 residential units to the City's housing supply; the unit square footage and bedroom count is conducive to a price point which will be achievable for entry-level home ownership.

Policy 3.1: Provision of Adequate Sites for Housing Development

The General Plan designation for the site is residential, and the requested General Plan Revision and Zoning Amendment will allow for housing at the proposed density of 14 units per acre. The project is also aligned with local and state goals to increase the production of new housing to accommodate existing housing needs.

THEREFORE, the City Council of the City of Fullerton does hereby APPROVE LRP19-00001, to change the Community Development Type of a 2.4 acre property located at 751 East Bastanchury Road from Greenbelt Concept to Low-Medium Density Residential (6.1-15 units/acre).

ADOPTED BY THE FULLERTON CITY COUNCIL ON FEBRUARY 4, 2020.

Jennifer Fitzgerald, Mayor

ATTEST:

Lucinda Williams, City Clerk

Date