

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A ZONING AMENDMENT TO CHANGE THE ZONING CLASSIFICATION FROM O-G (OIL GAS) TO PRD-I (PLANNED RESIDENTIAL DEVELOPMENT-INFILL) ON A 2.4 ACRE PROPERTY AT 751 EAST BASTANCHURY ROAD

PRJ19-00087 - LRP19-00002

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 to change the zoning classification of a 2.4 acre parcel located at 751 East Bastanchury Road from O-G (Oil Gas) to PRD-I (Planned Residential Development-Infill) 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/LRP19-00002; 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 certified said Mitigated Negative Declaration by Resolution on February 4, 2020; and

WHEREAS, the property's current zoning designation of O-G (Oil Gas) reflects its historic ownership by Unocal and its prior use for oil exploration and production although the single well location on the property was plugged and capped in 1994; and

WHEREAS, the proposed zoning designation of Planned Residential Development-Infill (PRD-I) is intended for use on vacant or underutilized sites less than 40 acres in size, located within or near existing residential neighborhoods; and

WHEREAS, the proposed development complies with all of the development standards contained in the PRD-I zoning classification, and exceeds the minimum common open space requirement in this zone by over 2,000 square feet; and

WHEREAS, the proposed PRD-I zoning classification is consistent with the Low-Medium Density General Plan land use designation adopted for this site by Resolution on February 4, 2020.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON ORDAINS 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:

Finding: That the amendment is consistent with the objectives of the Zoning Ordinance and General Plan.

Fact: The adopted General Plan Community Development Type is Low-Medium Density Residential and the proposed zoning classification is PRD-I (Planned Residential Development-Infill). Table 14 of The Fullerton Plan identifies that these General Plan and zoning designations are consistent.

Fact: The PRD-I zone was created for infill sites less than 40 acres in size, to facilitate development compatible with its surroundings. The proposed site development meets this objective.

THEREFORE, the City Council of the City of Fullerton does hereby APPROVE LRP19-00002, to change the zoning classification of a 2.4 acre property located at 751 East Bastanchury Road from O-G (Oil Gas) to PRD-I (Planned Residential Development-Infill).

ADOPTED BY THE FULLERTON CITY COUNCIL ON FEBRUARY 18, 2020.

Jennifer Fitzgerald, Mayor

ATTEST:

Lucinda Williams, City Clerk

Date

Exhibit A – Zoning Map Amendment

