

**PRJ2020-00003**

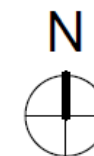
**415 S. Highland Avenue  
Highland and Valencia  
Mixed-Use Project – “Casa Bella”**

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October 19, 2021



# Project Location





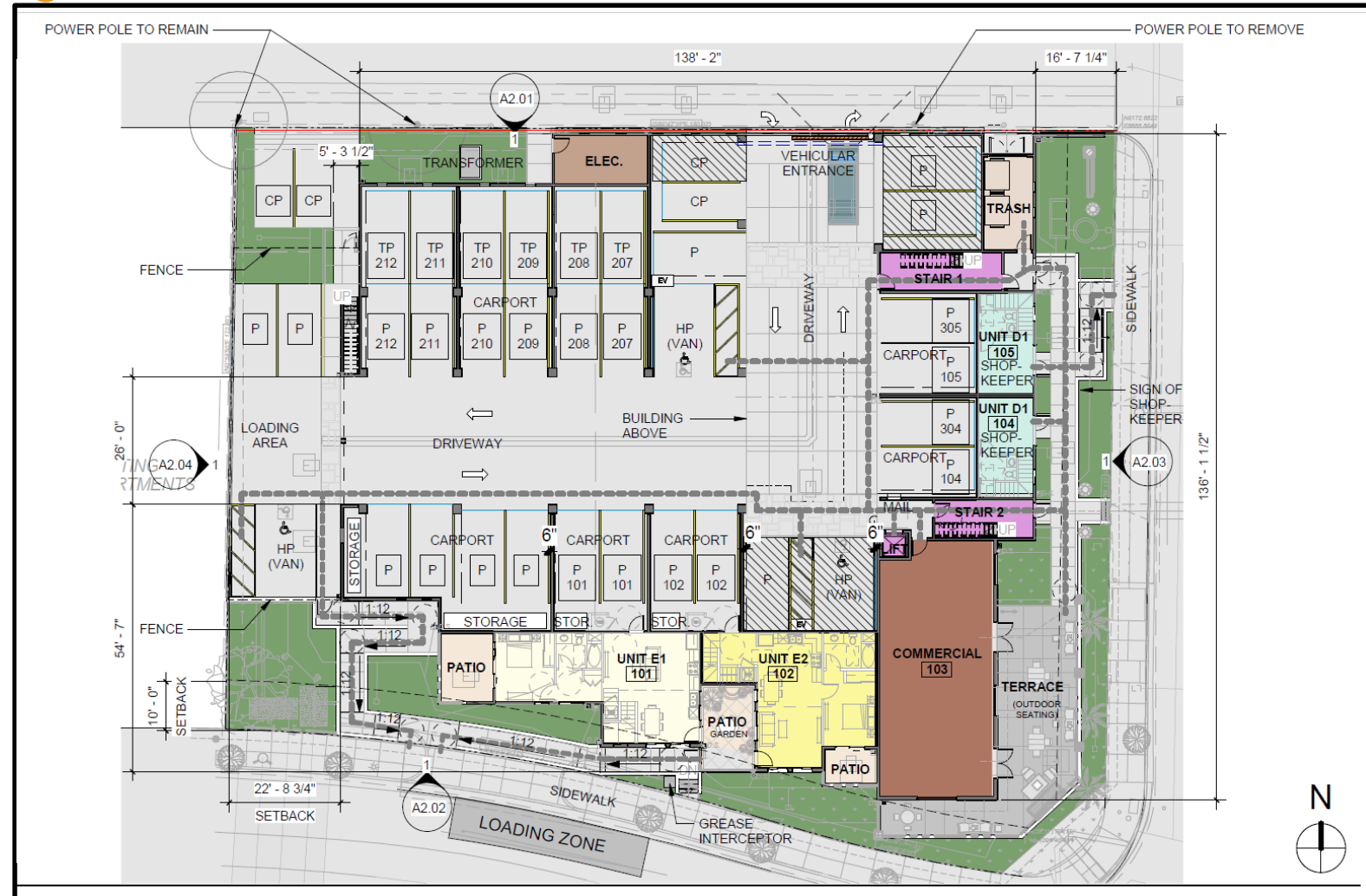
# Project Description

- 20 apartments (1- and 2-bedrooms, including 5% deed-restricted for a very-low-income household)
- +/-1,100 sq. ft. neighborhood serving commercial ground-floor space
- Spanish Colonial Revival architectural style

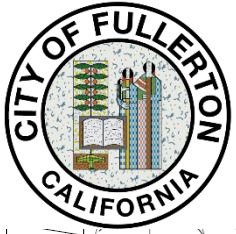




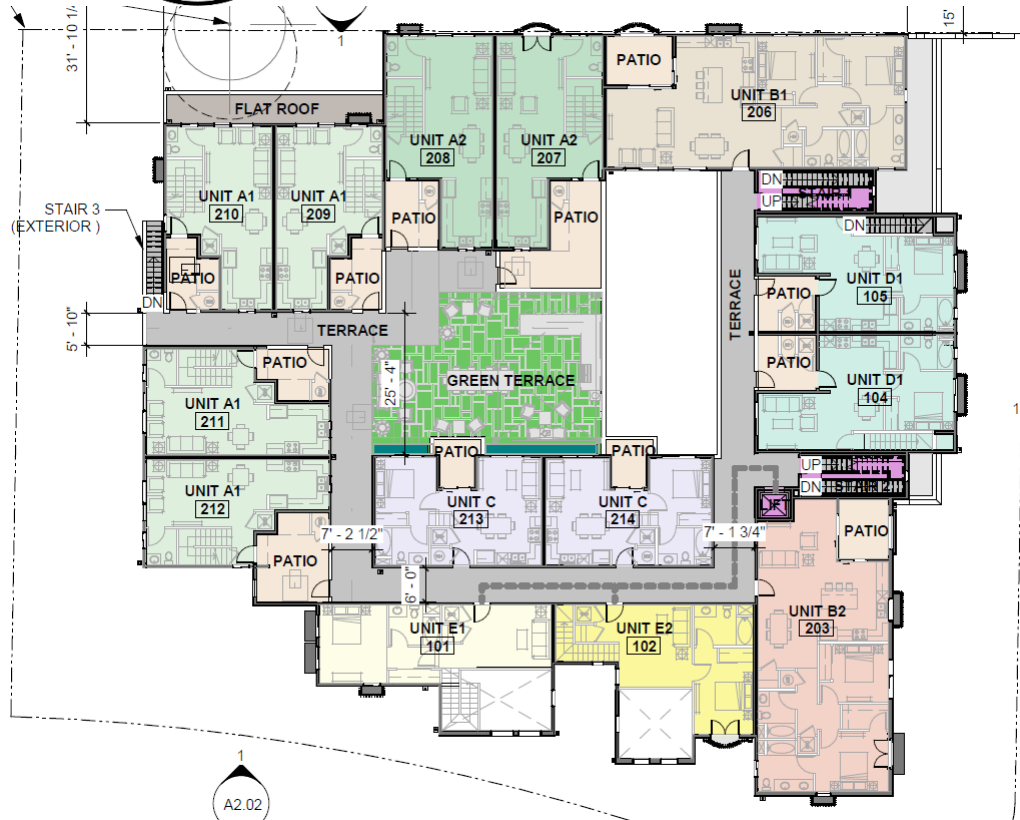
# Major Site Plan







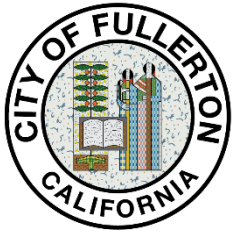
# Upper Floors



Second Floor



Third Floor



# Elevations – North (Alley)

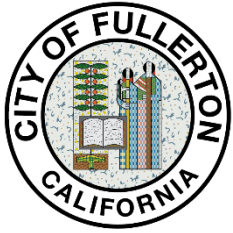




# Elevations – South (Valencia)







# Elevations – East (Highland)



## LEGEND - DETAIL & MATERIAL

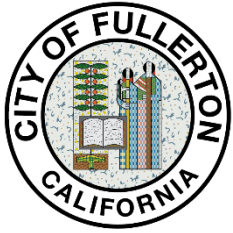
- |  |  |   |   |                               |
|--|--|---|---|-------------------------------|
| 1. CLAY ROOF TILE BY MCA   | 4. VINYL WINDOW BY VPI QUALITY, DARK BROWN                 | 7. WALL PLANTER BY RALEIGH WROUGHT IRON | 11. TRASH ROOM GATE                             | 15. TIMBER POST AND BEAM      |
| 2. METAL PANEL WITH DECORATIVE PATTERN                                   | 5. FRENCH DOOR & SLIDING PATIO DOOR BY MILGARD, DARK BROWN | 8. METAL AWNING                         | 12. GARDEN GATE, WROUGHT IRON                   | 16. ARCADE WINDOW, DARK BROWN |
| 3. PORTLAND CEMENT 30/30 COLORTEK EXTERIOR STUCCO SMOOTH FINISH BY OMEGA | 6. JULIET BALCONY BY RALEIGH WROUGHT IRON                  | 9. OUTDOOR LIGHTING FIXTURE             | 13. WALL PLANTER/FLOWER POT                     | 17. ROOF GABLES               |
|  |  | 10. RAMP & LOW WALL                     | 14. EXPOSED RAFTER TAILS (WOOD/WOOD SUBSTITUTE) |                               |

HIGHLAND & VALENCIA DEVELOPMENT

A2.03

ELEVATION EAST





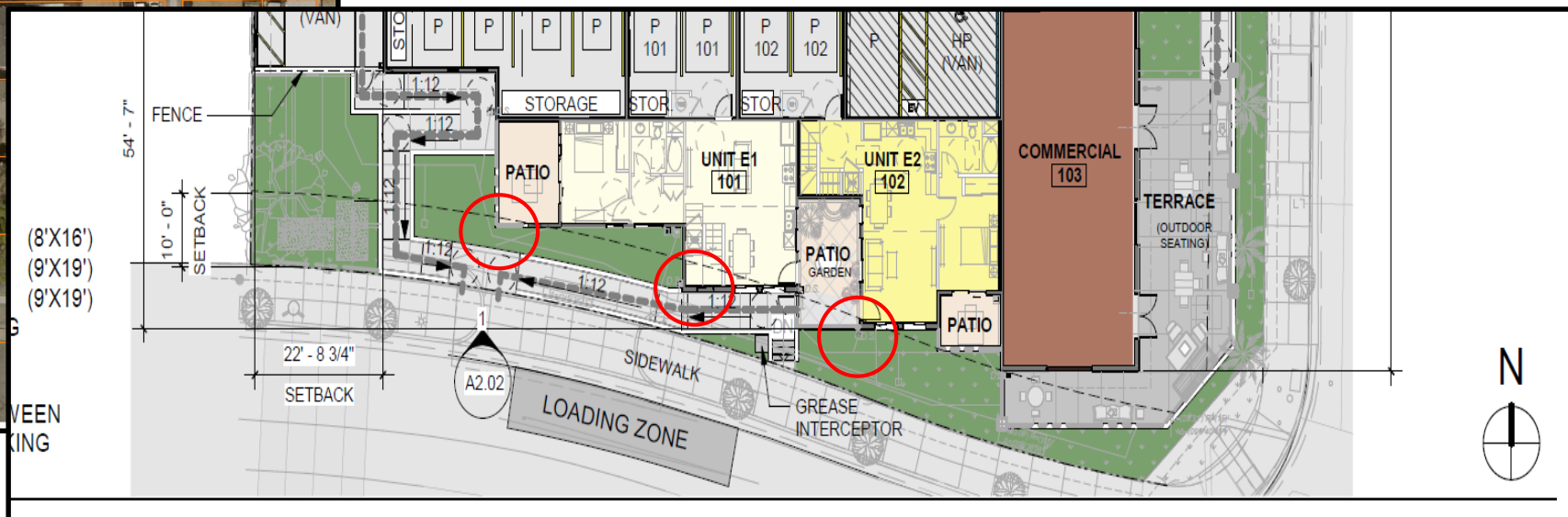
# Elevations – West (R-3)





# Major Site Plan

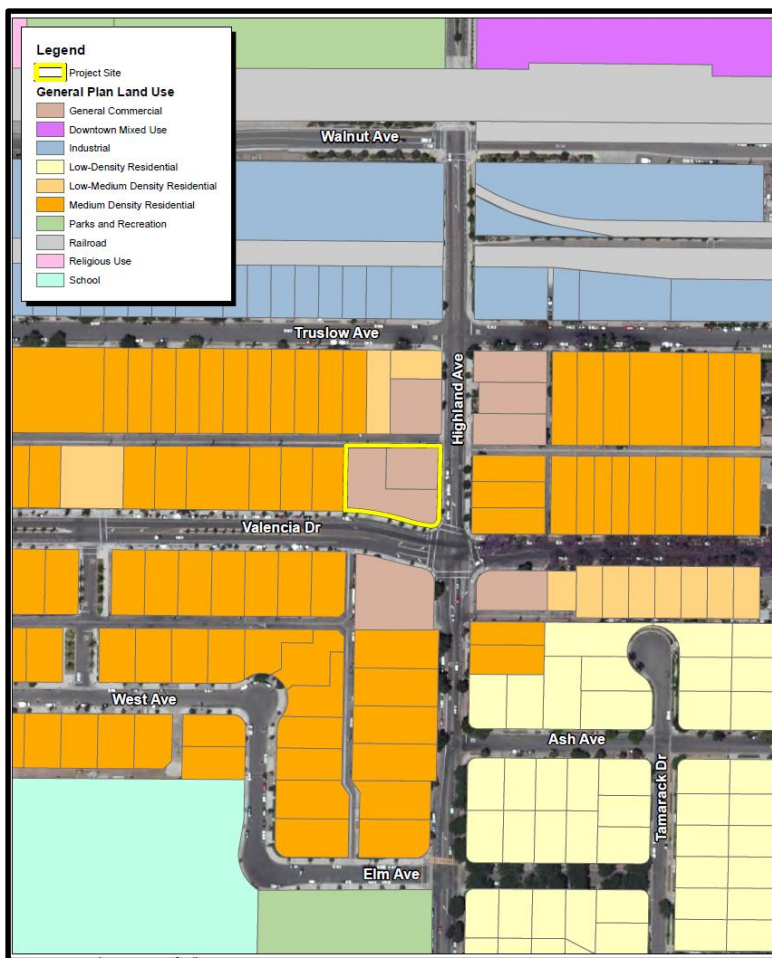
Development Standard	Required	Proposed	Meets Requirement
Setbacks, Public Street (C-3)	10 ft	Highland – 16 ft min Valencia – predominantly 10 ft	Yes including Minor Exception for portion along Valencia
Setbacks, Public Alley (C-3)	0 ft	0 ft	Yes
Setbacks, Interior (C-3)	0 ft	22 ft	Yes
Height (C-3)	Unlimited except any portion of building over 10 ft in height shall be setback 1 ft for each 1 ft over 10 ft from property with residential zone	Various, between 30 ft and 40 ft	Yes, including Development Concession for portion along the alley adjacent to R-2 and R-3 properties at a 25 ft setback
Lot Coverage (C-3)	N/A	N/A	N/A
Floor Area Ratio (C-3)	0.90	0.88	Yes
Open Space (R-5)	Common – 5,200 sq ft Private – 1,340 sq ft	Common – 6,159 sq ft Private – 2,303 sq ft	Yes
Parking (R-5, superseded by Government Code 65915)	1 bedroom – 1 space 2 bedrooms – 1.5 spaces Total = 26	1 bedroom – 1 space 2 bedrooms – 2 spaces Total = 32	Yes







# General Plan Revision



## Commercial to Neighborhood Center Mixed-Use

and add C-3 as consistent zoning when used to implement 15.30.040.E (dwelling units as part of mixed-use development)

**Purpose:** To establish and protect neighborhood centers that provide nearby residents with opportunities to walk to retail and services businesses, office uses, and civic gathering spaces

### Potential Land Uses:

- Retail, service, office, and/or residential uses
- Gathering places such as plazas, courtyards or parks
- Compatible public, quasi-public, and special uses

Development Standard	Required	Proposed	Meets Requirement
Density	Minimum – 16 du/ac Maximum 60 du/ac	35.7 du/ac	Yes
FAR	Minimum – 0.5 Maximum – 3.0 unless consistent zoning is lower	0.88	Yes



# Zoning Amendment

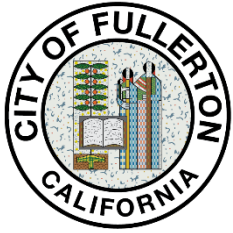


## General Commercial (G-C) to Central Business District Commercial (C-3)

**Purpose:** To provide for a district that includes mixed residential and commercial use, primarily {but not limited to} the downtown area.

### Permitted Land Uses:

- Retail, service, office (substantially similar to G-C)
- Dwelling units pursuant to 15.30.040.E



# California Environmental Quality Act (CEQA) –

Evaluating for potential significant effects on the environment and inform public and decision makers

- Not a project
- Exempt
  - General Rule – 15061 (b)(3) – no possibility of significant effect on the environment
  - Statutory
  - Categorical – Class 1 through Class 32
- Negative Declaration
- **Mitigated Negative Declaration**
- Environmental Impact Report





# California Environmental Quality Act (CEQA) –

## Initial Study Environmental Checklist

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>2.1 Aesthetics</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Environmental Impact Report	Mitigated Negative Declaration	Negative Declaration	



# 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

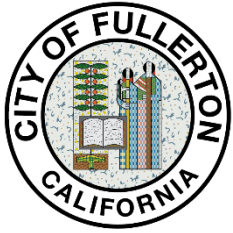


# Initial Study / Mitigated Negative Declaration

- Highland and Valencia Mixed-Use Development Project Initial Study/Mitigated Negative Declaration prepared for City as Lead Agency
- All factors “no impact” or “less than significant”, except Geology and Soils
- Geology and Soils “less than significant with mitigation incorporated”
  - Compliance with Geotechnical Investigation
  - Protocols for unlikely discovery of paleontological resources
- 20-day public review
  - OCTA – Ensuring project would not impact Highland right-of-way
  - OCWD – Concurs with analysis







# Recommendation

Pursuant to Findings and Subject to Conditions of Approval:

- Adopt Resolution 2021-XX – Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Adopt Resolution 2021-XX – Major Site Plan
- Adopt Resolution 2021-XX – Minor Exception
- Adopt Resolution 2021-XX – General Plan Revision
- Introduce Ordinance XXXX – Zoning Amendment



## Key Findings

- Facilitating the addition of residences to a commercial property consistent with State and local housing goals that emphasize the need for increase housing production across income levels
- Facilitating vertical mixed-use in a area with horizontal mixed-use that is walkable and proximate to the Downtown, Civic Center, and Fullerton Transportation Center

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