

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING ANALYSIS OF THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT, PROJECT DESIGN FEATURES, STANDARD CONDITIONS, MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HUB FULLERTON STUDENT-ORIENTED HOUSING PROJECT WITH GROUND FLOOR COMMERCIAL SPACE ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

PRJ2020-00008 – ZON-2020-0074, SUB-2020-0003, LRP-2020-0016, LRP-2020-0017,
LRP-2020-0018

APPLICANT: CS ACQUISITION VEHICLE, LLC (CORE SPACES)
PROPERTY OWNER: EDMUNDO F DIAZ AND LILIA M DIAZ TRUST AND
2751 CHAPMAN LLC

RECITALS:

WHEREAS, City of Fullerton Community and Economic Development Department received applications for a Major Site Plan (ZON-2020-0074), Tentative Parcel Map (SUB-2020-0003), General Plan Revision (LRP-2020-0016), Zoning Amendment (LRP-2020-0017) and Specific Plan (LRP-2020-0018) to develop a 420 unit (1,251 bed) student-oriented housing project with 12,438 square feet of ground floor commercial space more specifically described as Orange County Assessor's Parcel Nos. 338-091-05, -06 and -07.

WHEREAS, the City of Fullerton, as Lead Agency, prepared a Draft Initial Study / Mitigated Negative Declaration to identify the potential environmental impacts associated with the construction and implementation of the project in conformance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000 et seq.) and CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.).

WHEREAS, mitigation measures were identified to reduce or avoid significant effects on the environment and a Mitigation Monitoring and Reporting Program was prepared to ensure and document compliance with the mitigation measures during project implementation.

WHEREAS, the City of Fullerton is the Lead Agency on the project and the Planning Commission is the advisory body to the City Council, which is the decision-making body for the applications associated with the proposed project.

WHEREAS, the City provided a Notice of Intent to Adopt a Mitigated Negative Declaration to all owners, as well as to the location of the properties, within 300 feet of the project site and to potentially interested public agencies and to the Orange County Clerk-Recorder advertising a 20-day public review period.

WHEREAS, the City received comments on the Mitigated Negative Declaration and prepared responses to comments.

WHEREAS, the Planning Commission considered the information contained in the Draft Initial Study / Mitigated Negative Declaration dated August 2021 and Technical Appendices; the Final Initial Study including Comments, Responses to Comments and Errata dated September 2021 and the Mitigation Monitoring and Reporting Program.

WHEREAS, the Planning Commission recommended that City Council adopt the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program for the Hub Fullerton Project, PRJ-2020-00008.

RESOLUTION:

The City Council, as a result of its consideration and the administrative record during the public review process, finds as follows:

1. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PRJ-2020-00008 adequately address the anticipated environmental impacts of the project. On the basis of their review, the Planning Commission finds that no evidence from which one can fairly argue that the project will have a significant adverse effect on the environment and that the Mitigated Negative Declaration reflects the Lead Agency's independent judgement and analysis.

Therefore, the City Council of the City of Fullerton hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Hub Fullerton Project, PRJ-2020-00008, at 2601, 2701 and 2751 E Chapman Avenue.

ADOPTED BY THE FULLERTON CITY COUNCIL ON NOVEMBER 2, 2021.

Bruce Whitaker
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Attachment:

Exhibit A - Mitigation Monitoring and Reporting Program (see attachment 12)