



Legislation Details (With Text)

File #:	21-1155	Status:	Agenda Ready
Type:	Public Hearing	In control:	City Council - Successor Agency - Housing Authority
On agenda:	11/2/2021	Final action:	
Title:	THE HUB STUDENT-ORIENTED HOUSING DEVELOPMENT PROJECT LOCATED AT 2601, 2701 AND 2751 EAST CHAPMAN AVENUE		
Indexes:			
Code sections:			
Attachments:	1. 110221 CD The Hub Development Agenda Report, 2. 110221 CD The Hub PowerPoint Presentation, 3. 110221 CD The Hub Mitigated Negative Declaration Draft Resolution, 4. 110221 CD The Hub Major Site Plan Draft Resolution, 5. 110221 CD The Hub Tentative Parcel Map Draft Resolution, 6. 110221 CD The Hub General Plan Revision Draft Resolution, 7. 110221 CD The Hub Zoning Amendment Draft Ordinance, 8. 110221 CD The Hub Specific Plan Draft Ordinance, 9. 110221 CD The Hub Parking Comparison, 10. 110221 CD The Hub The Fullerton Plan Consistency Analysis, 11. 110221 CD The Hub Draft Planning Commission Minutes dated September 29, 2021, 12. 110221 CD The Hub Draft Initial Study Mitigated Negative Declaration, 13. 110221 CD The Hub Mitigation Monitoring and Reporting Program, 14. 110221 CD The Hub Response to Comments and Errata, 15. 110221 CD The Hub CEQA Memo Alternative Project, 16. 110221 CD The Hub Correspondance, 17. 110221 CD The Hub Site Plan and Elevations, 18. 110221 CD The Hub Landscape Plans, 19. 110221 CD The Hub Tentative Parcel Map and Conceptual Grading, 20. 110221 CD The Hub Revised Plan Sheets for Alternative Project, 21. 110221 CD The Hub Draft Specific Plan dated September 2021, 22. 110221 CD The Hub Revised Section 2 Draft Specific Plan dated October 2021, 23. Staff Report		

Date	Ver.	Action By	Action	Result
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THE HUB STUDENT-ORIENTED HOUSING DEVELOPMENT PROJECT LOCATED AT 2601, 2701 AND 2751 EAST CHAPMAN AVENUE

The Planning Commission recommends City Council approve this project, including the demolition of the existing office buildings and the construction of a student-oriented residential housing project. Staff presents the Project as well as an Alternative Project for City Council consideration

Recommendation:

1. Adopt the following resolutions:

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 ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUE

RESOLUTION NO. 2021-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN FOR A STUDENT-ORIENTED

HOUSING PROJECT WITH 12,438 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES AND INCLUDING

A. OPTION 1 (PROJECT) - 420 UNITS (1,251 BEDS) WITH 338 TOTAL RESIDENTIAL SPACES AND 38 RETAIL SPACES

OR

B. OPTION 2 (ALTERNATIVE PROJECT) - 377 UNITS (1,108 BEDS) WITH A 548 TOTAL RESIDENTIAL SPACES

RESOLUTION NO. 2021-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM 2020-173 TO CREATE ONE LOT UNDER COMMON OWNERSHIP ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. 2021-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 OFFICE TO HIGH DENSITY RESIDENTIAL ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

2. Introduce the following Ordinances for first reading by title only and waive further reading of the ordinances:

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 OFFICE PROFESSIONAL (O-P) TO SPECIFIC PLAN DISTRICT (SPD) ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

ORDINANCE NO. XXXX - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE HUB SPECIFIC PLAN TO IMPLEMENT THE LAND USE REGULATIONS ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES AND INCLUDING

A. OPTION 1 (PROJECT, DRAFT SEPTEMBER 2021) - WITH A RESIDENT AND GUEST PARKING RATE OF 0.77 PER UNIT

OR

B. OPTION 2 (ALTERNATIVE PROJECT, DRAFT OCTOBER 2021) - WITH A RESIDENT AND GUEST PARKING RATE OF 1.4 PER UNIT