



Legislation Text

File #: 21-1064, Version: 1

HIGHLAND AND VALENCIA MIXED-USE DEVELOPMENT PROJECT (CASA BELLA) LOCATED AT 415 SOUTH HIGHLAND AVENUE

The Planning Commission recommends City Council approval of this project located at 415 South Highland Avenue, including demolition of the existing self-serve car wash facility and construction of a mixed-use development with 20 residential apartments including five percent (one unit) deed-restricted units for very-low-income and 1,152 square feet of ground floor commercial space.

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 A PROPOSED MIXED-USE PROJECT WITH 20 RESIDENTIAL APARTMENTS INCLUDING FIVE PERCENT (ONE UNIT) DEED-RESTRICTED UNITS FOR VERY-LOW-INCOME WITH 1,152 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

RESOLUTION NO. 2021-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN FOR A MIXED-USE PROJECT WITH 20 RESIDENTIAL APARTMENTS INCLUDING FIVE PERCENT (ONE UNIT) DEED-RESTRICTED UNITS FOR VERY-LOW-INCOME WITH 1,152 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

RESOLUTION NO. 2021-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MINOR EXCEPTION ALLOWING SETBACK ENCROACHMENT ON THE VALENCIA DRIVE STREET SIDE OF THE BUILDING ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

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 COMMERCIAL TO NEIGHBORHOOD CENTER MIXED-USE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE AND ADD "C-3 WHEN USED TO IMPLEMENT DWELLING UNITS AS PART OF A MIXED-USE DEVELOPMENT PURSUANT TO FULLERTON MUNICIPAL CODE SECTION 15.30.040.E" AS A ZONING CLASSIFICATION CONSISTENT WITH THE NEIGHBORHOOD CENTER MIXED-USE COMMUNITY DEVELOPMENT TYPE

2. Introduce Ordinance XXXX for first reading by title only and waive further reading of the

ordinance.

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 GENERAL COMMERCIAL (G-C) TO CENTRAL BUSINESS DISTRICT COMMERCIAL (C-3) ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE