



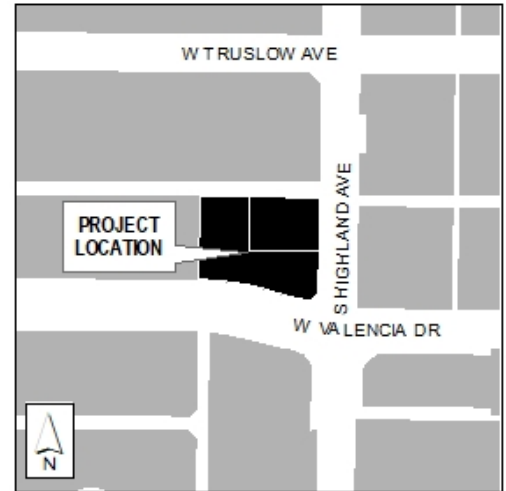
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND FULLERTON PLANNING COMMISSION NOTICE OF PUBLIC HEARING

ENVIRONMENTAL ANALYSIS AVAILABLE FOR REVIEW AND COMMENT

Notice is hereby given that the City of Fullerton has completed an Initial Study of the Highland and Valencia Mixed Use Development Project (Casa Bella), PRJ2020-00003, located at 415 S Highland Avenue in accordance with the California Environmental Quality Act and CEQA Guidelines. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study is available for public review at the following locations for a period of 20-days from **Tuesday, July 27, 2021 through Monday, August 16, 2021**:

- City Hall – 303 W Commonwealth Avenue, Fullerton, CA 92832 – Information table at main entrance during regular business hours (Monday through Thursday and alternating Fridays)
- Library – 353 W Commonwealth Avenue, Fullerton, CA 92832 – during regular business hours (Tuesday through Saturday)
- <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity>

Written comments concerning the analysis contained in the Draft Initial Study should be sent to: Heather Allen, Planning Manager at 303 West Commonwealth Avenue, Fullerton, CA 92832 or via email at Heather.Allen@cityoffullerton.com.



PUBLIC HEARING

This matter is scheduled to be heard on **Wednesday, September 1, 2021 at 6:30 p.m.** by the Planning Commission in the Fullerton City Council Chamber, 303 West Commonwealth Avenue, Fullerton, CA 92832. Members of the public can view meetings streamed live online at www.cityoffullerton.com/agendas, on Spectrum Cable Channel 3, and AT&T U-Verse Channel 99. **The public may also remotely participate in the meeting to make oral public comment via computer, smart device or telephone following instructions provided in the agenda.** The agenda packet may be found on the City website 72-hours prior to the public hearing at: www.cityoffullerton.com/agendas. Under "Upcoming Meetings", click on the link to the **Agenda** for the corresponding Planning Commission date.

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact (714) 738-6884 or send an email to Heather.Allen@cityoffullerton.com. The public can also submit public comment before the meeting by clicking on the **eComment** link accompanying the agenda posted online at www.cityoffullerton.com/agendas. All written comments received by 5:00 p.m. on the day of the meeting will be provided to the Planning Commission.

PROJECT DESCRIPTION AND PLANNING COMMISSION ACTION ITEMS

The project proposes to construct 20 residential apartment units of which 5% (one unit) are deed-restricted for very low income with 1,152 sq. ft. of ground floor commercial space on property currently partially improved with a car wash. The Planning Commission action on this project will be a recommendation to the City Council who will make the final decision on whether to approve the following applications and adopt the Initial Study / Mitigated Negative Declaration.

- Major Site Plan (ZON-2020-0019) – for the site layout, architectural design, and landscape design;
- Minor Exception (ZON-2021-0002) – for a minor encroachment into the street setback on Valencia Drive;
- General Plan Revision (LRP-2020-0005) – from Commercial to Neighborhood Center Mixed-Use and add C-3 to as a consistent zoning designation with Neighborhood Center Mixed-Use when used to implement dwelling units as part of a mixed-use development pursuant to 15.30.040.E;
- Zoning Amendment (LRP-2020-0006) – from General Commercial (G-C) to Central Business District Commercial (C-3);
- Application of Government Code Section 65915 including for one development concession and associated parking ratio for the provision of qualifying affordable housing.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof. Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))