

# CITY COUNCIL AGENDA

401-01.404-01. 1200, 404-11, 404-

12,901 R=6/12

MEETING DATE: JUNE 15, 2010

P=6/12

TO:

CITY COUNCIL / CITY MANAGER

FROM:

COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT:

RESOLUTION 10-56 PERTAINING TO PRJ03-00075; LRP03-00001 REVISION); (GENERAL PLAN LRP03-00002 AMENDMENT); LRP03-00003 (DEVELOPMENT AGREEMENT): SPECIFIC PLAN AMENDMENT #8 AND TENTATIVE TRACT MAPS

15671, 15672 AND 15673 (WEST COYOTE HILLS)

Approved for Agenda:

City Manager Office

### **SUMMARY**

On May 11 and 25, 2010, the City Council held public hearings on a proposed development project for the West Covote Hills property, a 510-acre site located at 2701 Rosecrans Avenue along the northwesterly boundary of the City. After considering the recommendations of various City commissions and committees and all of the written evidence and oral testimony submitted by City staff, project applicant and members of the public, the Council took action to deny all applications associated with the proposed project development.

### RECOMMENDATION

That the City Council adopt Resolution No. 10-56 denying PRJ03-00075; LRP03-00001 Revision); LRP03-00002 (Zoning Amendment); LRP03-00003 (Development Agreement); Specific Plan Amendment #8 and Tentative Tract Maps 15671, 15672 AND 15673 (West Coyote Hills).

#### PROPOSED COSTS

There are no costs associated with project denial.

#### DISCUSSION

Attached is resolution 10-56, reflecting the May 25, 2010 vote of the City Council to deny the following applications:

- 1. General Plan Revision LRP03-00001 to amend the following components of the General Plan:
  - Exhibit C-2, Circulation Element Map
  - Exhibit C-6, Master Plan of Bikeways
  - Exhibit RM-1, Open Space Plan
  - Exhibit RM-2, Recreational Trails
  - Exhibit RM-4, Scenic Corridors/Rural Streets
  - Exhibit CS-1, Community Facilities Map
- 2. Zoning Amendment LRP03-00002, a reclassification of the property from O-G (Oil and Gas) to SPD (Specific Plan District;
- 3. Development Agreement LRP03-00003 between Pacific Coast Homes and City of Fullerton;
- 4. Specific Plan Amendment #8 to West Coyote Hills Master (Specific) Plan 2-A,

5. Tentative Tract Maps 15671, 15672 and 15673,

Al Zelinka, FAICE

Director of Community Development

Attachment

Resolution 10-56

#### **RESOLUTION NO. 10-56**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DENYING A REQUEST TO DEVELOP A 510-ACRE PROPERTY WITH 760 HOMES ON APPROXIMATELY 180 ACRES; 68,000± SQUARE FEET OF RETAIL DEVELOPMENT ON APPROXIMATELY FIVE ACRES; OPEN SPACE IN THE FORM OF TRAILS, GREENBELTS, NATURE PRESERVE AND VISTA PARKS ON APPROXIMATELY 283 ACRES; AND A MULTIPLE USE SITE ON APPROXIMATELY 17 ACRES, INCLUDING IMPROVEMENTS TO THE ADJACENT 72-ACRE ROBERT WARD NATURE PRESERVE PREVIOUSLY DEDICATED TO THE CITY; APPLICATIONS FOR A GENERAL PLAN REVISION TO AMEND THE CIRCULATION, RESOURCE MANAGEMENT & COMMUNITY SERVICES ELEMENTS OF THE GENERAL PLAN; A ZONING AMENDMENT TO REZONE THE PROPERTY FROM O-G (OIL AND GAS) TO SPD (SPECIFIC PLAN DISTRICT); A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULLERTON AND PACIFIC COAST HOMES FOR ADDITIONAL PUBLIC BENEFITS IN EXCHANGE FOR A VESTED RIGHT TO PROCEED WITH THE PROJECT: SPECIFIC PLAN AMENDMENT #8 TO REVISE PROVISIONS OF ADOPTED MASTER (SPECIFIC) PLAN MSP 2A LAND USE PLAN AND DEVELOPMENT STANDARDS: AND TENTATIVE TRACT MAPS TO SUBDIVIDE THE PROPERTY LOCATED AT 2701 ROSECRANS AVENUE ALONG THE NORTHWESTERLY BOUNDARY OF THE CITY BOUNDED ON THE NORTH BY THE CITY OF LA HABRA, ON THE EAST BY EUCLID STREET, ON THE SOUTH BY EXISTING RESIDENTIAL DEVELOPMENT AND ROSECRANS AVENUE. AND ON THE WEST BY THE CITY OF LA HABRA AND BY THE HAWKS POINTE DEVELOPMENT AND CLARK REGIONAL PARK IN FULLERTON (WEST COYOTE HILLS)

PRJ03-00075 – LRP03-00001 – LRP03-00002 – LRP03-00003

TENTATIVE TRACT MAPS 15671, 15672 AND 15673 – SPECIFIC PLAN AMENDMENT #8

TO WEST COYOTE HILLS MASTER (SPECIFIC) PLAN 2-A 9 (COLLECTIVELY, THE

"WEST COYOTE HILLS DEVELOPMENT PROJECT APPLICATIONS")

# APPLICANT AND PROPERTY OWNER: PACIFIC COAST HOMES

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1 That Pacific Coast Homes previously filed an application with the City for the abovereferenced Project Development for a proposed development project (the "Project") on property described as

Assessor's Parcel Nos. 288-091-01 & 08; 287-081-24, 25, 26, & 48; 287-082-27 & 28

2. That the City Council, after due notice thereof, duly held a public hearing on said application on May 11, 2010, and May 25, 2010, and considered the recommendations of

(Continued) Res No 10-56

various City commissions and committees concerning the Project Development and the Project and all of the written evidence and oral testimony submitted by City staff, the applicant, and members of the public with respect thereto.

- 3. That the City of Fullerton prepared a Final Environmental Impact Report for the Project, which was reviewed and considered, but not certified by the City Council.
  - 4. That the City Council does hereby DENY all of the Project Development Applications.
- 5. That the facts and reasons for said denial are hereby found and declared to be as follows:
  - 1) The proposed Project and requested General Plan Revision, Zoning Amendment, Development Agreement, and Specific Plan Amendment for the Project do not promote the public health, safety, or welfare; and
  - 2) The proposed subdivision, together with the provisions for its design and improvement, is not consistent with the existing O-G (Oil–Gas) zone classification for the subject property.

	ADOPTED	BY 	THE	FULLERTON	CITY	COUNCIL	ON
	Don Bankhead, Mayor						
ATTEST:							
Beverley White, City	Clerk						