



FULLERTON PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
PROJECT REFERENCE NO.: PRJ17-00150
OAKMONT SENIOR LIVING – 433, 455 – 459 West Bastanchury Road

The City of Fullerton encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments, and stay informed about projects that might be important to you. We encourage you to contact us if you have any questions.

Meeting Time and Date

This matter will be heard on **Wednesday, October 25, 2017 at 7:00 p.m.** by the Planning Commission in the Fullerton City Council Chamber, 303 W. Commonwealth Avenue, Fullerton, CA 92832.

The Parks and Recreation Commission will consider just the request to abandon a portion of an undeveloped equestrian easement on **Monday, October 9, 2017 at 6:30 p.m. in the Fullerton City Council Chamber, 303 W. Commonwealth Avenue, Fullerton, CA 92832*

What is the Proposed Project?

Oakmont Senior Living has submitted applications to locate a facility on the property at the northwest corner of Bastanchury Road and Morelia Avenue. Requests include approval of a Major Site Plan to consider site, architectural and landscape plans for construction and a Conditional Use Permit for operation of a 112-bed/95 unit Residential Care for the Elderly Facility which includes Memory Care services. Additional requests include a Minor Exception to the Bastanchury setback requirement to facilitate the construction of a wider sidewalk and an Abandonment* of a portion of an equestrian/utility easement to facilitate the construction of surface parking and a retaining wall.

Why Am I Receiving This Notice?

You are receiving this notice because you live, work or own property within 300 feet of the project site. You are invited to attend the public hearing, or to ask questions or make comments prior to the public hearing. Please refer to the back of this notice for a site map. The City also sends notices to people who have expressed an interest in the proposed action.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA) Section 15332, the project qualifies for a Class 32 Infill Development Project Exemption. Specifically, (a) the project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the site has no value as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. (Note that this site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code.)

Who to Contact for Questions or Comments

If you would like to obtain further information on the project, or have any questions or comments prior to the public hearing, please contact Heather Allen with the Community Development Department at (714) 738-6884. Please direct written comments to Heather Allen, Planning Consultant, either at the Community Development Department (address above) or by e-mail to heathera@ci.fullerton.ca.us. Project information, including plans and reports, is also available here: https://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/oakmont.asp

Where to Get More Information

Additional details regarding the proposed project, including the full text of the staff report, may be found on the City website 72-hours prior to the public hearing at: http://www.cityoffullerton.com/gov/departments/city_clerk/meetings.asp. Follow the link to the "Agenda" under Planning Commission Regular Meeting (Upcoming Events).

Planning Commission Action Items

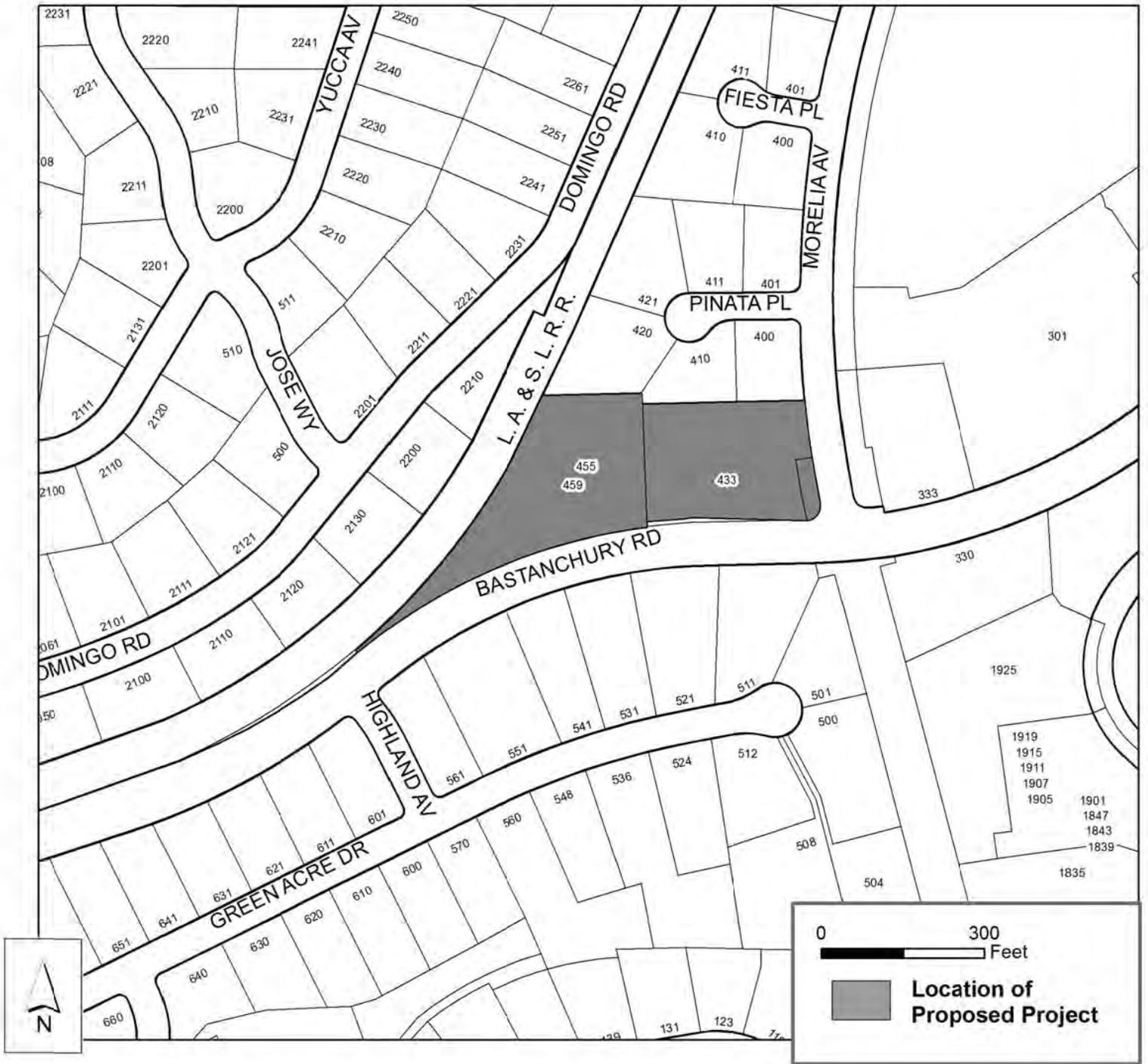
Planning Commission action on this project will be a recommendation to the City Council who will make the final decision on applications for a Major Site Plan (ZON17-00039), Conditional Use Permit (ZON17-00040), Minor Exception, (ZON17-00094), Abandonment (SUB17-00002), and Categorical Exemption. The City Council will make a decision on these matters at a subsequent meeting; notice of the City Council hearing will be sent once the meeting is scheduled.

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

한국어 통역이 필요하시면 줄리 리스민에게 연락해주세요 (714) 738-6563.

If you need any accommodations to ensure your accessibility to the meeting, please contact Janet Ragland at (714) 738-6598.

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))



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