



FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA AUGUST 19, 2025

303 West Commonwealth Avenue, Fullerton, California

Zoom Meeting Details: www.zoom.us/join
Meeting ID: 160 256 5242 Telephone Option: 1-669-254-5252

MEETINGS: The Fullerton City Council / Successor Agency meets on the first and third Tuesday of the month, convening for First Session at 4:00 p.m. and Second Session at 5:30 p.m. Council Members may participate in meetings via teleconference in accordance with California Brown Act (Government Code Section 54950 et seq) provisions.

PUBLIC PARTICIPATION: The public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99.

The Council Chamber has seating available on a first-come, first-served basis for those attending the meeting in person. All persons visiting City facilities shall observe health, safety and decorum protocols.

ADDRESSING CITY COUNCIL: Remote - Please follow the *Instructions for Public Comment Using Zoom*. **In person** - Please register for each agenda item in the City Manager's Office. You do not need to provide your name to register. Staff will call you to the microphone when it is your turn to speak. You may state your name and city of residence for the record at the beginning of your remarks.

The public may comment on Closed Session items at the beginning of the Closed Session meeting. The public may comment on matters not appearing on the agenda and Consent Calendar items during Public Comments at the Regular Session meeting. The public may request City Council remove consent items for further discussion during Public Comments. City Council will pull Consent Calendar items at its discretion. Those wishing to speak on a regular business or a public hearing item on this agenda may do so when the Mayor calls that specific item for consideration.

Each speaker addressing non-agenda and consent calendar items shall have up to three minutes to make their remarks. City Council will allow no more than a total of 30 minutes at the beginning of the Regular Session for non-agenda comments. Those speaking on regular business and public hearing items shall have no more than up to three minutes per item to address City Council. No person shall speak more than one time to the same item. The Mayor may request that a spokesperson represent a group wishing to address City Council. The Mayor or majority of the Council may grant an extension of time for a speaker. No speaker may yield their time to another speaker. Any item submitted to City Council during the meeting shall become public record and subject to applicable disclosure laws.

Language Assistance - Please contact the City Clerk's Office no later than 48 hours before the meeting to request an interpreter for the meeting.

CORRESPONDENCE: The public can send correspondence to City Council regarding agenda items by emailing CouncilMembers@cityoffullerton.com with the subject line "CITY COUNCIL MEETING CORRESPONDENCE - ITEM #" (insert the item number relevant to your comment) or "CITY COUNCIL MEETING CORRESPONDENCE NON-AGENDA ITEM". All correspondence received becomes part of the official record of the meeting and posted online with the supplemental materials for that meeting. Contact the City Clerk's Office at cityclerksoffice@cityoffullerton.com or (714)-738-6350 with any questions.

Fred Jung
Mayor (District 1)

Shana Charles
Mayor Pro Tem (District 3)

Nick Dunlap
Council Member (District 2)

Jamie Valencia
Council Member (District 4)

Ahmad Zahra
Council Member (District 5)



AGENDA ITEMS: This agenda contains a summary of each item the Council / Agency will consider. The City Clerk's Office posts the agenda packet online no later than 72 hours prior to the meeting at www.cityoffullerton.com. The City Clerk's Office and Library have copies of the packet available for public review.

In accordance with CA Government Code Section 54957.5, the public may inspect any writings or documents relating to an open session agenda item distributed less than 72 hours prior to a regular meeting at the City Clerk's Office located at 303 West Commonwealth Avenue, Fullerton, California and the Fullerton Main Branch Library Information Counter located at 353 West Commonwealth Avenue, Fullerton, California during normal business hours. The City will post such writings and documents received in sufficient time on the City's website at www.cityoffullerton.com.

State regulations prohibit City Council from acting on non-agenda items except as provided by law. Visit www.cityoffullerton.com or call (714) 738-6350 for more information.

REMINDER: Please silence all electronic devices while City Council is in session.

REBROADCAST: The City will rebroadcast this City Council / Successor Agency meeting on local government access channels. The public can find cable channel rebroadcast times as well as view the meeting video on-demand at www.cityoffullerton.com.

ACCESSIBILITY: Staff will make the agenda and backup materials available in appropriate alternative formats upon request to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) Section 202 and related federal rules and regulations. Any person requiring a disability-related modification or accommodation to observe and/or offer public comment may request reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at cityclerksoffice@cityoffullerton.com or by telephone at (714) 738-6350 no later than 48 hours before the meeting.

Refer to Resolution No. 2025-028 to review the complete Rules of Procedure and Decorum for City Council meetings.

Fred Jung
Mayor (District 1)

Jamie Valencia
Council Member (District 4)

Shana Charles
Mayor Pro Tem (District 3)

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Nick Dunlap
Council Member (District 2)



INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

The public may remotely participate in the meeting to make public comment via computer, smart device or telephone.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item.

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate):

Go To: www.zoom.us/join
Enter Meeting ID: 160 256 5242

Follow these steps to call into Zoom from your telephone:

Dial 1-669-254-5252 and press pound (#)
Enter Meeting ID: 160 256 5242 and press pound (#)

Optional: You may enter your name when prompted, but this is not required to participate. Staff will remove anyone entering names that violate community standards.

1. **Use the “raise hand” function to join the queue to speak on the current agenda item** when the Mayor calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant name.

Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to other participants. The City records all public meetings.



NOTICE OF CANCELLED PUBLIC HEARING

CITY OF FULLERTON

CITY COUNCIL / SUCCESSOR AGENCY

The City of Fullerton gives notice that the applicant has withdrawn the appeal of a Planning Commission decision to deny a major site plan and conditional use permit for 312 North Euclid Street, Fullerton, CA.

City has **cancelled** the Public Hearing to consider the appeal of the Planning Commission denial of a Major Site Plan and Conditional Use Permit at 312 North Euclid Street scheduled for **August 19, 2025**.

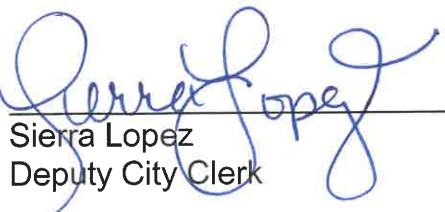
The Planning Commission denial stands as the final decision on this matter.

For more information, please contact the Fullerton City Clerk's Office at (714) 738-6350.

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF FULLERTON)

On August 8, 2025 by 4:30 p.m., I caused the posting of the Notice of Continuance attached hereto in the public notice display case in front of City Hall and on the door to the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.



Sierra Lopez
Deputy City Clerk

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION AGENDA
AUGUST 19, 2025 - 4:00 P.M.**

Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS - Closed Session

City Council / Successor Agency will hear public comments on matters appearing on the Closed Session agenda.

RECESS TO CLOSED SESSION

CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)**
Initiation of Litigation: One Case (Intervention in *Pedro Vasquez Perdomo et al v. Kristi Noem et al*: Case No. 21STCP0197)
2. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)**
Initiation of Litigation: One Case
3. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**
Property: 2700 North Harbor Boulevard, Fullerton, CA 92835
Agency Negotiator: Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales
Negotiating Parties: American Golf
Under Negotiations: Price and Terms
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**
Property: 340 West Commonwealth Avenue, Fullerton, CA 92832 and 801 West Valencia Drive, Fullerton, CA 92832
Agency Negotiator: Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales
Negotiating Parties: Fullerton Aquatic Sports Team (FAST)
Under Negotiations: Price and Terms

5. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**

Property: 1737 West Roberta Avenue, Fullerton, CA 92833

Agency Negotiator: Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales

Negotiating Parties: Higher Ground

Under Negotiations: Price and Terms

ADJOURNMENT

Adjourn to the next regular City Council / Successor Agency meeting at 5:30 p.m. in Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR MEETING AGENDA
AUGUST 19, 2025 - 5:30 P.M.**

Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT

EX PARTE COMMUNICATIONS REPORT

PRESENTATIONS - None

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

PUBLIC COMMENTS - Regular Session

The City Council / Successor Agency will hear public comments on matters not appearing on the agenda but within City Council / Agency jurisdiction and Consent Calendar items at this time. Speakers will have three minutes to make their remarks. Those wishing to speak on a regular business or public hearing item on this agenda may do so when the Mayor / Chair calls that specific item for discussion. State regulations prohibit the City Council / Agency from acting on non-agenda items.

**CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS
AND REPORTS**

City Council may ask a question for clarification, make a brief announcement, make a brief report on their activities, request a report from staff at a subsequent meeting concerning any matter or direct staff to place a matter of business on a future agenda.

COUNCIL MEMBER REPORTS

APPOINTMENTS (Items 1 - 2)

1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS

Proposed Motion:

1. Council Member Valencia make the following direct appointment:
 - a. Community Development Citizens' Committee - direct appointment for term expiring December 31, 2028.
2. Ratify appointment.

2. **CAL CITIES ANNUAL CONFERENCE DELEGATES AND ALTERNATES**

Cal Cities (formerly the League of California Cities) requests City Council designate a voting delegate and up to two alternates for the Cal Cities Annual Conference held October 8 through 10, 2025 in Long Beach, CA.

Proposed Motion:

Designate Council Members to serve as the City Voting Delegate and up to two Alternate Representatives at the Cal Cities 2025 Annual Conference.

CONSENT CALENDAR (Items 1 - 17)

City Council / Successor Agency will enact routine matters listed on the Consent Calendar with one motion. The Council / Agency will not discuss these items unless Council / Agency Members request discussion or removal of specific Consent Calendar items for separate action.

1. **JULY 15, 2025 MEETING MINUTES**

Proposed Motion:

Approve July 15, 2025 City Council / Successor Agency Meeting Minutes.

2. **MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT**

Proposed Motion:

Receive and file.

3. **JULY 2025 CHECK REGISTER**

Proposed Motion:

Receive and file.

4. **TREASURER'S REPORT FOR QUARTER ENDED JUNE 30, 2025**

Proposed Motion:

Receive and file.

5. **FISCAL YEAR 2025-26 CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL GRANT AWARD**

Proposed Motion:

1. Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING THE CHIEF OF POLICE TO ACCEPT ALCOHOLIC BEVERAGE CONTROL GRANT FUNDS

2. Authorize Chief of Police to execute \$75,000 Fiscal Year 2025-26 Alcoholic Beverage Control grant agreement.
3. Appropriate receipt and use grant funds in Grants Fund (Fund 32).

6. **\$959,752 GRANT AGREEMENT WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR THE WELL 7A CONSTRUCTION PROJECT**

Proposed Motion:

1. Approve \$959,752 Grant Award Agreement with the U.S. Environmental Protection Agency.
2. Appropriate receipt and use of \$959,752 grant funds from the U.S. Environmental Protection Agency in Project 53005 Water Well Replacement Program (Fund 74).
3. Authorize Public Works Director to execute any future amendments and / or supplements with the U.S. Environmental Protection Agency, in a form approved by the City Attorney.

7. CITY OF FULLERTON RESPONSE TO 2024-2025 ORANGE COUNTY GRAND JURY REPORT “LONG-TERM SOLUTIONS TO SHORT-TERM RENTALS”

Proposed Motion:

1. Review 2024-2025 Orange County Grand Jury Report “Long-Term Solutions to Short-Term Rentals”.
2. Approve the response letter to the Presiding Judge of the Orange County Superior Court.

8. 2026 GROUP INSURANCE PLAN RATES REVIEW

Proposed Motion:

1. Receive and file 2026 Group Insurance Plan Renewal.
2. Approve and authorize Interim City Manager, or designee, to execute and administer actions to implement and administer agreements.

9. CLASSIFICATION PLAN UPDATE FOR ADMINISTRATIVE ANALYST SERIES

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING, UPDATING AND DELETING CERTAIN CLASSIFICATION SPECIFICATIONS IN THE PERSONNEL CLASSIFICATION PLAN AND AMENDING RESOLUTION NO. 2023-064 RELATING TO COMPENSATION FOR CONFIDENTIAL / NON-REPRESENTED EMPLOYEES APPENDIX A

10. RESIDENTIAL WATER SERVICE DISCONTINUATION POLICY UPDATE PURSUANT TO SENATE BILL 998

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A RESIDENTIAL WATER SERVICE DISCONTINUATION POLICY FOR THE FULLERTON MUNICIPAL WATER UTILITY PURSUANT TO THE WATER SHUTOFF PROTECTION ACT (SENATE BILL 998) AS AMENDED IN 2023

11. FULLERTON MUSEUM LEO FENDER DAY FEE WAIVER REQUEST

Proposed Motion:

Approve Fullerton Museum request to waive \$2,350 in facility rental fees and public safety costs for Leo Fender Day on August 10, 2025.

12. DOWNTOWN PARKING LOTS REPAIR AND REHABILITATION FUNDING

Proposed Motion:

Approve \$400,000 Downtown Parking Program Funds budget transfer and appropriation from General Fund balance (Fund 10) to Project 55450 Infrastructure Repair and Replacement - Public Facilities within the Capital Projects Fund (Fund 74) for Downtown parking lot rehabilitation.

13. FIRE DEPARTMENT VEHICLE PURCHASE - TWO DODGE RAM TRUCKS AND UPFITTING SERVICES

Proposed Motion:

1. Approve \$132,988.36 purchase of two Dodge Ram trucks from National Auto Fleet Group using National Joint Powers Alliance cooperative purchasing contract (Contract No. 091521-NAF).
2. Authorize Director of Administrator Services, or designee, to issue a \$98,800.12 purchase order to Republic EVS LLC for upfitting services for both vehicles.

14. \$509,824.87 CONTRACT WITH URBAN HABITAT FOR UNION PACIFIC PARK RENOVATION PROJECT

Proposed Motion:

1. Approve Project 54056 Union Pacific Park Renovation Project plans and specifications.
2. Approve \$290,000 Park Dwelling Funds (Fund 39) budget transfer and appropriation from available fund balance to Project 54056 Union Pacific Park Renovation Project within the Capital Projects Fund (Fund 74).
3. Award \$509,824.87 construction contract for Project 54056 Union Pacific Park Renovation Project to Urban Habitat and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
4. Authorize Public Works Director, or designee, to approve change orders for construction and professional engineering construction support services within the approved project budget.

15. \$162,000 CONTRACT WITH STANTEC CONSULTING SERVICES, INC. FOR WATER WELL SITING AND FEASIBILITY STUDY

Proposed Motion:

1. Approve \$300,000 Water Funds (Fund 44) budget appropriation from available fund balance to Project 53731 New Water Well Christlieb 15B within the Water Fund (Fund 44).

2. Award \$162,000 consultant contract to Stantec Consulting Services, Inc. for the Water Well Siting and Feasibility Study and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
3. Authorize Public Works Director, or designee, to approve change orders for professional engineering services within the approved project budget.

16. \$394,035.09 CONTRACT WITH CT&T CONCRETE PAVING, INC. FOR SUDENE AVENUE AND SANTA FE AVENUE STREET RECONSTRUCTION

Proposed Motion:

1. Approve Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction plans and specifications.
2. Approve the following budget transfers and appropriations in Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction:
 - \$325,000 CDBG Funds (Fund 35) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction within the Capital Projects Fund (Fund 74)
 - \$180,000 General Funds (Fund 10) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction within the Capital Projects Fund (Fund 74).
3. Reject Palp, Inc. dba Excel Paving bid as non-responsive.
4. Award \$394,035.09 construction contract for Sudene Avenue and Santa Fe Avenue Street Reconstruction Project to CT&T Concrete Paving, Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
5. Authorize Public Works Director, or designee, to approve construction and professional engineering construction support services change orders within the approved project budget.

17. \$1,579,250 CONTRACT WITH WILLIAMS PIPELINE CONTRACTORS, INC. FOR COURTNEY-ASH AREA WATER MAIN REPLACEMENT

Proposed Motion:

1. Approve Courtney-Ash Area Water Main Replacement Project 53049 plans and specifications.
2. Approve \$1,830,000 Water Fund budget transfer and appropriation from Capital Improvement Program (CIP) Project 53250 Water Main System Replacement to CIP Project 53049 Courtney-Ash Area Water Main Replacement within the Water Fund (Fund 44).
3. Award \$1,579,250 construction contract for Courtney-Ash Area Water Main Replacement Project to Williams Pipeline Contractors, Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
4. Authorize Public Works Director, or designee, to approve change orders for

construction and professional engineering construction support services within the approved project budget.

PUBLIC HEARINGS (Items 18 - 20)

Pursuant to California Government Code Section 65009, if you challenge a City Council / Successor Agency decision 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.

18. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND OWNERS OF HISTORIC PROPERTY AT 621 NORTH RICHMAN AVENUE

Consideration of a Mills Act Contract for historic property preservation, rehabilitation and maintenance for 621 North Richman Avenue.

Proposed Motion:

1. Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNER OF HISTORIC PROPERTY LOCATED AT 621 NORTH RICHMAN AVENUE IN THE FORM OF A HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize Director of Community and Economic Development to review subsequent updated schedules of improvements and maintenance items provided by the property owner pursuant to the Historic Property Preservation Agreement prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter.

19. FULLERTON MUNICIPAL CODE TITLE 15 AMENDMENTS PERTAINING TO OBJECTIVE DEVELOPMENT STANDARDS

This action would amend the Fullerton Municipal Code to comply with state laws by removing subjective development standards and implementing objective development standards. Proposed amendments would affect zones allowing multiple-family residential and mixed-use development.

Proposed Motion:

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, AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO MULTI-FAMILY ZONE DEVELOPMENT STANDARDS, DELETING FULLERTON MUNICIPAL CODE CHAPTERS 15.10 AND 15.12 AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15305

20. WATER QUALITY REPORT ON PUBLIC HEALTH GOALS AND MAXIMUM CONTAMINANT LEVEL GOALS

Public Hearing to present the 2025 Water Quality Report which evaluates City drinking water quality for calendar years 2022, 2023 and 2024. The report compares water quality data with Public Health Goals and Maximum Contaminant Level Goals, in accordance with

state requirements.

Proposed Motion:

Receive and file.

REGULAR BUSINESS (Item 21)

21. SOLID WASTE SERVICES REQUEST FOR PROPOSAL

The City solid waste services agreement term ends June 30, 2027. City Council formed a Solid Waste Ad Hoc Committee to evaluate service levels, identify future needs and assist in developing a competitive Request for Proposal (RFP) process. Staff is ready to issue the Solid Waste Service RFP.

Proposed Motion:

Authorize and direct the Interim City Manager to issue the Solid Waste Service Request for Proposal.

ITEMS REMOVED FROM CONSENT CALENDAR

AGENDA FORECAST (Tentative)

Tuesday, September 2, 2025

- MEETING CANCELED

Tuesday, September 19, 2025

- WOODCREST PARK CELLULAR TOWER LEASE
- CLASSIFICATION PLAN UPDATE AMBULANCE OPERATOR, FIRE UTILITY WORKER
- FISCAL YEAR 2025-26 LIBRARY FEE SCHEDULE AMENDMENT

ADJOURNMENT

Adjourn to next regularly scheduled first session meeting at 4:00 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

Adjourn to next regularly scheduled second session meeting at 5:30 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.