



**CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
DECEMBER 6, 2023, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California**

6:30 p.m.

CALL TO ORDER

Chair Mansuri called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Chair Mansuri.

All present

ROLL CALL

Present: Chair Mansuri, Vice Chair Cox, Commissioners Dino, Gambino, Tutor

Absent: None

Staff Present: Planning Manager Chris Schaefer, Deputy City Attorney Baron Bettenhausen, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Curtis Gamble, Fullerton, spoke about funding and shelter for the homeless.

CONSENT CALENDAR

It was moved by Commissioner Tutor, seconded by Commissioner Dino, to adopt Resolution No. PC-2023-30.

Motion carried 3-2 (No: Cox, Mansuri).

Resolution No. PC-2023-30 adopted

1. PLANNING COMMISSION MEETING SCHEDULE

RECOMMENDED ACTION: Adopt Resolution No. PC-2023-30.

RESOLUTION NO. 2023-30 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING THE DATE OF PLANNING COMMISSION MEETINGS TO THE SECOND AND FOURTH WEDNESDAY OF EVERY MONTH COMMENCING 2024

COMMUNICATION DISCLOSURE

None.

REGULAR BUSINESS

None.

Continued to a date
uncertain

PUBLIC HEARINGS

2. ZON-2023-0076. APPLICANT: CITY OF FULLERTON.

Request for various changes to the City's Mills Act Program Guidelines, to make the program more attractive to property owners seeking to preserve their historic homes, and to update and clarify existing language within the Guidelines.

It was moved by Commissioner Gambino, seconded by Vice Chair Cox, to continue this item to a date uncertain.

Motion carried 5-0.

Resolution No. PC-
2023-29, adopted

3. PRJ2020-00004 – ZON-2020-0045 – SUB-2020-0002. APPLICANT: PKI FULLERTON GP LLC (STREETLIGHTS RESIDENTIAL); PROPERTY OWNER: BIG CENTERS, USA-MICHAEL BAR.

Request for a 24-month time extension for a Tentative Parcel Map and Major Site Plan for the redevelopment of a 4.47-acre site within the Fullerton Town Center Shopping Center involving demolition of the existing retail buildings and the construction of a mixed-use development on property located at 215-229 East Orangethorpe Avenue and 1101 and 1111 South Lemon Street.

Chair Mansuri opened the public hearing at 6:47 p.m.

The following addressed the Planning Commission:

- Curtis Gamble, Fullerton, spoke in support of this item.

The following addressed the Planning Commission via Zoom:

- Maureen Milton, Fullerton, inquired about housing on church properties, items not requiring Planning Commission review, and if the new developer for this item could alter previously approved plans.

Chair Mansuri closed the public hearing at 6:53 p.m.

After discussion, Commissioners requested the Resolution be amended from a 24-month extension to a 12-month extension.

It was moved by Vice Chair Cox, seconded by Commissioner Tutor, to adopt Resolution No. PC-2023-29, as amended, entitled:

RESOLUTION NO. PC-2023-29 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA APPROVING A 12-MONTH EXTENSION OF THE MAJOR SITE PLAN AND TENTATIVE PARCEL MAP 2020-152 FOR A MIXED-USE PROJECT WITH 329 RESIDENTIAL

APARTMENTS OF WHICH 5% (17 UNITS) ARE DEED-RESTRICTED FOR VERY-LOW-INCOME WITH UP TO 6,500 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

Motion carried 4-1 (No: Mansuri).

PLANNING COMMISSION / LANDMARKS COMMISSION / STAFF COMMUNICATIONS AND REVIEW OF CITY COUNCIL ACTIONS

Planning Manager Schaefer provided a City Council reorganization update, stated that the Noise Ordinance will be considered by City Council on December 19, 2023, and provided a brief Housing Element update.

Commissioner Tutor asked about the Housing Element and design requirements effect on projects currently being done by right.

Commissioner Dino inquired about the Hunt Branch Library.

Vice Chair Cox wished everyone a Happy Holiday, Merry Christmas, and happy and safe New Year.

Commissioner Tutor wished everyone Happy Holidays.

Chair Mansuri wished everyone a Merry Christmas and Happy New Year.

AGENDA FORECAST

The December 20, 2023 Planning Commission meeting has been cancelled.

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on January 10, 2024, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:13 p.m.

ADJOURNMENT

Chair Mansuri adjourned the meeting at 7:13 p.m.



Janet Ragland, Clerk to the Planning Commission