



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION MINUTES
OCTOBER 7, 2025 – 5:00 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:02 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:02 p.m.

ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Charles (arrived 5:07 p.m.), Council / Agency Members Dunlap (arrived 5:05 p.m.), Valencia, Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney Richard Jones, City Clerk Lucinda Williams

PUBLIC COMMENTS - Closed Session

None,

RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 5:03 p.m.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Per Government Code Section 54956.9(d)(1)

Name of Case: City of Fullerton v. Commonwealth & Harbor LLC

Case Number: OCSC Case No. 30-2024-01405276-CL-UD-CJC

and

Name of Case: Commonwealth & Harbor, LLC; 100 N. Harbor LLC v. City of Fullerton

Case Number: OCSC Case 30-2024-01401832-CU-EI-CJC

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Per Government Code Section 54956.9(d)(1)

Name of Case: Ralph and Marie Kaneshiro v City of Fullerton

Case Number: OCSC 30-2024-01372395-CU-PA-CJC

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)

Initiation of Litigation: One Case

5:29 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 5:29 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk



**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR SESSION MINUTES
OCTOBER 7, 2025 – 5:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California**

5:35 p.m. CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:35 p.m.

ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Charles,
Council / Agency Members Dunlap, Valencia, Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney Richard Jones,
City Clerk Lucinda Williams, Deputy City Manager Daisy Perez,
Fire Chief Adam Loeser, Police Chief Jonathan Radus, Director
of Public Works Stephen Bise

INVOCATION given by Council Member Dunlap.

PLEDGE OF ALLEGIANCE led by Council Member Valencia.

CLOSED SESSION REPORT

City Attorney Jones reported Jung moved, seconded by Valencia, to file an antitrust petition with the Federal Trade Commission. Motion carried 5 – 0.

City Attorney Jones reported the 9th Circuit Court ordered the Pedromo v. Noem appeal held in abeyance. The US government requested staying the case indefinitely until it restores appropriations due to the US government shutdown. Staff will monitor the case and file an amicus brief at the appropriate time after the additional parties file briefs.

EX PARTE COMMUNICATIONS REPORT

None.

PRESENTATIONS (Item 1)

Presented 1. **PRESENTATION: COMMUNITY FOREST MANAGEMENT PLAN IMPLEMENTATION UPDATE**

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

Council Member Zahra pulled Consent Calendar Item #7.

PUBLIC COMMENTS - Regular Session

The following addressed City Council:

- Supervisor Doug Chaffee spoke about Orange County gun safety programs.
- Todd Harrison spoke about tree canopies.
- Dominic Moonheart spoke about bicycle safety.
- Oliver Montecristo spoke about small businesses.
- Joy Fuller, Fullerton, spoke about the Illumination Foundation.
- MJ Noor spoke about Parents Voice USA.
- Natasha (no last name provided) spoke about supporting those older in age.
- Jozef Maldonado supported Consent Calendar Item 8.
- Unidentified speaker asked City Council to approve immigration assistance.
- Unidentified speaker spoke about safer bicycle infrastructure.
- Landon (no last name provided) spoke about the Illumination Foundation.
- Angelia (no last name provided) spoke about homeless issues.
- Reverend Tanya spoke about homeless issues.
- Curtis Gamble spoke about homeless issues.
- Kurt Johnston spoke about transportation center lighting.
- Unidentified speaker spoke about news rack policies.
- Unidentified speaker spoke about safe routes to schools.
- Unidentified speaker opposed funding immigration programs.
- Unidentified speaker requested sidewalks on Page Street, voting and tree trimming.

The following addressed City Council remotely:

- Maureen Milton spoke about firefighters.

- Jose Trinidad Castaneda spoke about park master plans.
- Julie Rayburn spoke about truck routes.

CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS

Council Member Valencia thanked city staff for efforts throughout the City.

Council Member Zahra spoke about homelessness, truck routes, Orangethorpe sidewalks and bicycle safety, requested, supported by Mayor Jung, a presentation on homeless services and requested, supported by Charles, to agendize a protected bike lane at Associated and Yorba Linda discussion.

Mayor Pro Tem Charles reported on a recent Orange County Vector Control District meeting, announced upcoming events and spoke about bicycle safety.

APPOINTMENTS (Item 1)

Appointed

1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS

Mayor Pro Tem Charles appointed Avery Boehm to the Youth Advisory Committee for one-year term expiring August 31, 2025.

Council Member Dunlap appointed Zeke Winters to the Youth Advisory Committee for one-year term expiring August 31, 2025.

Council Member Zahra appointed Juliana Nuncci to the Youth Advisory Committee for one-year term expiring August 31, 2025.

Zahra moved, seconded by Dunlap, to ratify appointments.

Motion carried 5 – 0.

CONSENT CALENDAR (Items 1 - 10)

Zahra moved, seconded by Dunlap, to approve Consent Calendar Items 1 through 6 and 8 through 10.

Motion carried 5 – 0.

Approved

1. SEPTEMBER 16, 2025 MEETING MINUTES

Proposed Motion:

Approve September 16, 2025 City Council / Successor Agency Meeting Minutes.

Adopted

2. FULLERTON MUNICIPAL CODE AMENDMENTS PERTAINING TO OBJECTIVE DEVELOPMENT STANDARDS – SECOND READING OF ORDINANCE

Proposed Motion:

Adopt Ordinance No. 3347.

ORDINANCE NO. 3347 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN ORDINANCE AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO DEVELOPMENT STANDARDS FOR MULTI-FAMILY ZONES, 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

Adopted **3. CALIFORNIA BUILDING STANDARDS AND CALIFORNIA FIRE CODE 2025 TRIENNIAL EDITIONS – SECOND READING OF ORDINANCES**

Proposed Motion:

Adopt the following ordinances:

ORDINANCE NO. 3348 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 14 TO ADOPT THE 2025 EDITIONS OF THE FOLLOWING: CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS INCLUDING APPENDICES I, J AND Q, CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS INCLUDING APPENDICES BF, CI AND CJ, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA WILDLAND-URBAN INTERFACE CODE, CALIFORNIA ENERGY CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA EXISTING BUILDING CODE AND CALIFORNIA GREEN BUILDING STANDARDS CODE

ORDINANCE NO. 3349 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 13, CHAPTER 13.20 TO ADOPT THE 2025 EDITION OF THE CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS

Adopted **4. FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM FUNDING CERTIFICATION AND COMMITMENT TO PROJECTS**

Proposed Motion:

Adopt Resolution No. 2025-052.

RESOLUTION NO. 2025-052 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CERTIFYING THE CITY OF FULLERTON HAS THE RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FISCAL YEARS 2026-27 TO 2031-32 TRANSPORTATION IMPROVEMENT PROGRAM AND AFFIRMING COMMITMENT TO IMPLEMENT ALL PROJECTS IN THE PROGRAM

- Approved 5. **FISCAL YEAR 2025-26 CALRECYCLE RUBBERIZED PAVEMENT GRANT APPLICATION**
- Proposed Motion:
- Ratify CalRecycle Rubberized Pavement Grant application for Fiscal Year 2025-26 and authorize staff to proceed with the grant administration.
- Adopted 6. **DISABLED PERSON PARKING AT 141 WEST VALENCIA DRIVE**
- Proposed Motion:
- Adopt Resolution No. 2025-053.
- RESOLUTION NO. 2025-053 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING A DISABLED PERSON PARKING ZONE IN FRONT OF 141 WEST VALENCIA DRIVE
- Approved 8. **PARKS MASTER PLAN PROCESS AND REQUEST FOR PROPOSAL FOR CONSULTANT SERVICES**
- Proposed Motion:
- Direct staff to issue a Request for Proposals for consultant services to develop a Parks Master Plan.
- Approved 9. **AGREEMENT WITH FULLERTON GOLF LLC FOR FULLERTON GOLF COURSE MANAGEMENT**
- Proposed Motion:
1. Approve and authorize City Manager, or designee, to execute and administer the management agreement with Fullerton Golf LLC, a wholly owned subsidiary of CourseCo, Inc. for Fullerton Golf Course management, in a form approved by the City Attorney.
 2. Authorize City Manager, or designee, to execute and administer related documents and change orders, including renewal term options, in a form approved by the City Attorney.
- Approved 10. **\$2,647,078 CONTRACT WITH ALL CITIES ENGINEERING, INC. FOR THE SKYLINE-RAYMOND AREA WATER MAIN REPLACEMENT PROJECT**
- Proposed Motion:
1. Approve Skyline-Raymond Area Water Main Replacement Project plans and specifications.
 2. Approve \$3,045,000 Water Fund (Fund 44) budget transfer and appropriation from Project 53250 Water Main System Replacement to Project 53050 Skyline-Raymond Area Water Main Replacement Project within the Water Fund (Fund 44).
 3. Award \$2,647,078 construction contract to All Cities Engineering, Inc. for the Skyline-Raymond Area Water Main Replacement Project 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 any future change orders for construction and professional engineering construction support services within the approved project budget.

PUBLIC HEARINGS (Items 11 - 12)

- Introduced 11. **AMENDMENTS TO FULLERTON MUNICIPAL CODE TITLE 15 (NOISE REGULATIONS) AND TITLE 3 (ENTERTAINMENT) FOR COMMERCIAL PROPERTIES IN THE C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL) AND G-C (GENERAL COMMERCIAL) ZONES, INCLUDING OUTDOOR ENTERTAINMENT (Continued from September 16, 2025 meeting)**

Mayor Jung opened the Public Hearing at 7:35.

The following addressed City Council:

- Kurt Johnston suggested a more personable approach to noise enforcement.
- Unidentified speaker, Fullerton, suggested measuring noise from the residential properties.
- Unidentified speaker said music is not noise.
- Unidentified speaker, Fullerton, opposed this item.
- Andrew (no last name provided) suggested measuring from the nearest residential property and opposed the proposed sound limit.
- Unidentified speaker said this ordinance is anti-business.
- Unidentified speaker opposed this item.
- Z (no last name provided) opposed this item.
- Unidentified speaker supported this item.
- Curtis Gamble asked for an ordinance allowing all to enjoy downtown.
- Unidentified speaker opposed the proposed sound limit.

The following addressed City Council remotely:

- Cynthia (no last name provided) opposed this item.
- Arnel Dino, Fullerton, supported this item.
- Dominic Moonheart opposed this item.
- Tony Bushala supported this item.

Mayor Jung closed the Public Hearing at 8:05 p.m.

Dunlap moved, seconded by Valencia, to introduce Ordinance No. 3350 as amended to remove the industrial zone definition language for first reading

by title only and waive further reading of the ordinance.

ORDINANCE NO. 3350 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING TITLE 15 (CHAPTER 15.90 NOISE REGULATIONS) AND TITLE 3 (CHAPTER 3.08 ENTERTAINMENT) TO UPDATE NOISE STANDARDS FOR PROPERTIES WITHIN C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL) AND G-C (GENERAL COMMERCIAL) ZONES WITH SPECIFIC PROVISIONS FOR OUTDOOR ENTERTAINMENT

Motion carried 3 – 2 (Opposed: Zahra, Charles).

City Clerk Williams read the ordinance title.

Introduced **12. ZONE CHANGE FROM G-C TO M-G ON PROPERTIES LOCATED AT 3400 AND 3404 GREGORY AVENUE**

Mayor Jung opened the Public Hearing at 8:28 p.m.

The following addressed City Council:

- Unidentified speaker questioned the addresses on the map.
- John Ramirez, representing the applicant, supported this item.

Mayor Jung closed the Public Hearing at 8:30 p.m.

Jung moved, seconded by Dunlap, to introduce Ordinance No. 3351 for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. 3351 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A ZONE CLASSIFICATION CHANGE FROM GENERAL COMMERCIAL (G-C) TO MANUFACTURE GENERAL (M-G) ON PROPERTIES LOCATED AT 3400 AND 3404 GREGORY AVENUE

Motion carried 5 – 0.

City Clerk Williams read the ordinance title.

REGULAR BUSINESS

None.

ITEMS REMOVED FROM CONSENT CALENDAR *(taken out of agenda order)*

Adopted **7. RESOLUTION OF INTENTION TO ABANDON A PORTION OF COMMONWEALTH AVENUE SOUTH AND EAST OF 1747 WEST COMMONWEALTH AVENUE (APN 030-252-01)**

The following addressed City Council:

- Karen Lloreda spoke about giving away public property.
- Z (no last name provided) made suggestions for the public hearing

presentation.

- Curtis Gamble supported holding a public hearing.
- Landon (no last name provided) supported safe parking.

The following addressed City Council remotely:

- Cynthia (no last name provided) asked for background on this item.

Zahra moved, seconded by Dunlap, to adopt Resolution No. 2025-054.

RESOLUTION NO. 2025-054 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DECLARING INTENTION TO ABANDON AND VACATE A PORTION OF COMMONWEALTH AVENUE SOUTH AND EAST OF 1747 WEST COMMONWEALTH AVENUE (APN 030-252-01) TO ALLOW PRIVATE PARKING FOR GRACE MINISTRIES LOCATED AT 1747 WEST COMMONWEALTH AVENUE

Motion carried 5 – 0.

8:34 p.m. **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 8:34 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk