



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
OCTOBER 13, 2021, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

Planning Commission conducted this meeting in accordance with AB 361 and COVID-19 pandemic protocols.

6:30 p.m.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE led by Commissioner Dino.

Carvalho absent

ROLL CALL

Present: Chair Hansburg, Vice Chair Cox, Commissioner Dino

Absent: Carvalho

Staff Present: Planning Manager Heather Allen, Acting City Engineer Derek Wieske, City Traffic Engineer Dave Roseman (via Zoom), Deputy City Attorney Scott Porter, Deputy City Clerk Susana Barrios, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Jane Reifer, Fullerton, regarding availability of meeting Minutes.

CONSENT CALENDAR

Continued

1. MINUTES – SEPTEMBER 29, 2021

The September 29, 2021 Planning Commission Meeting Minutes will be voted on at the next regularly scheduled meeting.

COMMUNICATION DISCLOSURE

Vice Chair Cox disclosed receiving an email from Jane Reifer.

No action taken

- #### 2. PRJ2020-00004: ZON-2020-0045, SUB-2020-0002, ZON-2021-0114, LRP-2020-0011, LRP-2020-0012. APPLICANT: SLR FULLERTON DEVELOPMENT,

LLC (STREETLIGHTS RESIDENTIAL); PROPERTY OWNER: PK I FULLERTON TOWN CENTER, LP.

Planning Manager Allen provided a staff report and presentation on a request 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 including 329 residential apartments of which 5% (17 units) are deed-restricted for very-low-income and up to 6,500 square feet of ground floor commercial space on property located at 215-229 East Orangethorpe Avenue and 1101 and 1111 South Lemon Street.

Chair Hansburg opened the public hearing at 7:10 p.m.

StreetLights Residential Director of Development Scott Levy and Director of Planning Peter Johnson provided a brief presentation and answered Commissioners' questions.

The following addressed the Planning Commission:

- Jane Reifer, Fullerton, indicated the site as an appropriate area for density but expressed concerns regarding affordable housing availability, General Plan revisions, infrastructure impacts, traffic signal expense, transit amenities, VMT (Vehicle Miles Traveled) screening, sewer, and storm drains.
- Unidentified speaker, spoke in support of the project.

The following addressed the Planning Commission via Zoom:

- Maureen Milton, Fullerton, inquired about a Study Session, number of ground floor units, units for the mobility challenged, and empty retail space.

Mr. Levy responded to questions regarding the traffic signal, affordable units, access points, transportation accessibility options, and ground floor units.

Chair Hansburg closed the public hearing at 7:53 p.m.

City Traffic Engineer Dave Roseman responded to questions from the Planning Commission regarding traffic flow and analysis.

Planning Manager Allen clarified the General Plan revision and affordable housing percentages.

After discussion, the Planning Commission, Staff, and Applicant agreed to take no action on the item at this time to allow the Applicant the ability to prepare a Specific Plan and request a Zoning Amendment to Specific Plan District and a corresponding General Plan Revision to High Density Residential.

It was moved by Vice Chair Cox, seconded by Commissioner Dino, to take no action on the item at this time.

Motion carried 3-0-1 (Carvalho absent).

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

None.


AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on October 27, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California. A Special Meeting is scheduled for November 17, 2021.

8:38 p.m.

ADJOURNMENT

Chair Hansburg adjourned the meeting at 8:38 p.m.



Janet Ragland, Clerk to the Planning Commission