

Resolution Nos. PC-2025-19, PC-2025-20, and PC-2025-21 adopted, Recommending Approval to City Council

2. PRJ2025-00005 – LRP-2025-0011 – ZON-2025-0013.
APPLICANT AND PROPERTY OWNER: LTCGG LLC.

A request for a new warehouse facility on property located at 2461-2495 East Orangethorpe Avenue and zone change/amendment along Orangethorpe Avenue frontage.

Chair Dino opened the public hearing at 7:52 p.m.

The following addressed the Planning Commission:

- Annie Gallagher, HK Ventures, spoke about the history of the site.
- An unidentified speaker suggested the existing buildings be converted into an apartment complex.
- Elijah Manassero spoke in opposition to the item.
- Kylah Staley spoke in opposition to the item.

Ms. Gallagher responded to questions and concerns that arose during public comments regarding housing and roadway review.

Addie Sedoff and Dana Privitt, Kimley-Horn, responded regarding air quality.

Chair Dino closed the public hearing at 8:23 p.m.

Chair Dino reopened public comments at 8:33 p.m.

Ms. Gallagher spoke about reviewing air quality mitigation measures to include in the project.

Chair Dino reclosed public comments at 8:34 p.m.

It was moved by Vice Chair Tutor, seconded by Commissioner Valadez, to adopt Resolution No. PC-2025-19, entitled:

RESOLUTION NO. PC-2025-19 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR AN AMENDMENT TO ZONE CLASSIFICATION FOR THE SOUTHERLY PORTION OF THE PARCEL FROM COMMERCIAL MANUFACTURING, EMERGENCY SHELTER OVERLAY (C-M-ES) TO MANUFACTURING PARK, 100,000 SQUARE FOOT MINIMUM LOT SIZE, EMERGENCY SHELTER OVERLAY (M-P-100ES) TO MATCH THE NORTHERLY PORTION OF THE PARCEL LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

Motion carried 5-0.

It was moved by Vice Chair Tutor, seconded by Commissioner Wehn, to adopt Resolution No. PC-2025-20, entitled:

RESOLUTION NO. PC-2025-20 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN TO CONSTRUCT A NEW INDUSTRIAL WAREHOUSE BUILDING AND RELATED ONSITE IMPROVEMENTS LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

Motion carried 5-0.

It was moved by Vice Chair Tutor, seconded by Chair Dino, to adopt Resolution No. PC-2025-21 as worded, with the added request that City Council consider, as an alternative, adoption of the Goodman project mitigation measures for air quality or an Environmental Impact Report, entitled:

RESOLUTION NO. PC-2025-21 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION, INCLUDING MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

Motion carried 5-0.