



## NOTICE OF MEETING TIME CHANGE

NOTICE IS HEREBY GIVEN the **January 7, 2025** City Council Meeting scheduled to begin at 4:00 p.m. will convene at **5:00 p.m.** in the Council Chambers, 303 West Commonwealth Avenue, Fullerton, CA.

Dated: January 2, 2025

A handwritten signature in blue ink, appearing to read "Lucinda Williams", is written over a horizontal line.

Lucinda Williams, MMC  
City Clerk



# FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA JANUARY 7, 2025

303 West Commonwealth Avenue, Fullerton, California

Zoom Meeting Details: [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID: 978 4219 1797 Telephone Option: 1-669-900-9128

**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:** To address City Council remotely, please follow the *Instructions for Public Comment Using Zoom*. To address City Council in Chambers, 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. All speakers shall observe civility, decorum and good behavior. Any item submitted to City Council during the meeting shall become public record and subject to applicable disclosure laws.

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 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 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.

Please contact the City Clerk's Office no later than 48 hours before the meeting to request interpreter assistance.

**CORRESPONDENCE:** The public can send correspondence to City Council regarding agenda items by emailing [CouncilMembers@cityoffullerton.com](mailto: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". Staff will forward correspondence received to City Council. 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](mailto: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](http://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](http://www.cityoffullerton.com).

State regulations prohibit City Council from acting on non-agenda items except as provided by law. Visit [www.cityoffullerton.com](http://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](http://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 Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof. Any person requiring a disability-related modification or accommodation to observe and/or offer public comment may request such reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at [cityclerksoffice@cityoffullerton.com](mailto:cityclerksoffice@cityoffullerton.com) or by telephone at (714) 738-6355 no later than 48 hours before the meeting.

Refer to Resolution No. 2023-020 to review the complete Rules of Procedure and Decorum for City Council meetings.

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**Fred Jung**  
Mayor (District 1)

**Jamie Valencia**  
Council Member (District 4)

**Shana Charles**  
Mayor Pro Tem (District 3)

**Ahmad Zahra**  
Council Member (District 5)

**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](https://www.zoom.us/join)  
Enter Meeting ID: 978 4219 1797

**Follow these steps to call into Zoom from your telephone:**

Dial 1-669-900-9128 and press pound (#)  
Enter Meeting ID: 978 4219 1797 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.

NOTE: The Council Meeting video will not stream through the Zoom meeting. To view the meeting, please go to <https://fullerton.legistar.com>, Spectrum Cable Channel 3 or AT&T U-Verse Channel 99. However, please listen to the audio of the meeting through Zoom as you wait for your turn to speak. The video stream has up to a 30 second delay and you may miss your turn to speak if you are not listening through the Zoom app.

**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION AGENDA  
JANUARY 7, 2025 - 5:00 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)(2)**

**Significant Exposure to Litigation:** One Case

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 REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**

**Property:** 1201 West Malvern Avenue, Fullerton, CA 92833

**Agency Negotiator:** Deputy City Manager Daisy Perez, Administrative Analyst Rachel Castanon

**Negotiating Parties:** The Muckenthaler Cultural Center

**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  
JANUARY 7, 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.*

**APPOINTMENTS (Items 1 - 2)**

**1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS**

Proposed Motion:

1. Mayor Jung make the following direct appointments:
  - a. Active Transportation Committee - term ending December 31, 2028.
  - b. Community Development Citizens' Committee - term ending December 31, 2028.
  - c. Infrastructure and Natural Resources Advisory Committee - term ending December 31, 2028.

- d. Parks and Recreation Commission - term ending December 31, 2028.
  - e. Planning Commission - term ending December 31, 2028.
  - f. Senior Advisory Committee - term ending December 31, 2028.
  - g. Transportation and Circulation Commission - term ending December 31, 2028.
2. Mayor Pro Tem Charles make the following direct appointment:
- a. Infrastructure and Natural Resources Advisory Committee - partial term ending December 31, 2026.
3. Council Member Dunlap make the following direct appointments:
- a. Active Transportation Committee - term ending December 31, 2028.
  - b. Community Development Citizens' Committee - term ending December 31, 2028.
  - c. Infrastructure and Natural Resources Advisory Committee - term ending December 31, 2028.
  - d. Parks and Recreation Commission - term ending December 31, 2028.
  - e. Planning Commission - term ending December 31, 2028.
  - f. Senior Advisory Committee - term ending December 31, 2028.
  - g. Transportation and Circulation Commission - term ending December 31, 2028.
4. Council Member Valencia make the following direct appointments:
- a. Active Transportation Committee - term ending December 31, 2028.
  - b. Community Development Citizens' Committee - term ending December 31, 2028.
  - c. Infrastructure and Natural Resources Advisory Committee - term ending December 31, 2028.
  - d. Library Board of Directors - term ending December 31, 2027.
  - e. Parks and Recreation Commission - term ending December 31, 2028.
  - f. Planning Commission - term ending December 31, 2028.
  - g. Senior Advisory Committee - term ending December 31, 2028.
  - h. Transportation and Circulation Commission - term ending December 31, 2028.
  - i. Youth Advisory Committee - term ending August 31, 2025.
  - j. Ad Hoc Fiscal Sustainability Committee Member appointment (or reaffirm current District 4 appointment).
5. Council Member Zahra make the following direct appointments:
- a. Transportation and Circulation Commission - unexpired term ending December 31, 2026.
  - b. Planning Commission - unexpired term ending December 31, 2026.
6. Ratify appointments.

**2. CITY REPRESENTATION - REGIONAL ADVISORY BODY AND WORKGROUP APPOINTMENTS**

Proposed Motion:

1. Appoint representatives, as appropriate, to the following regional advisory bodies for terms expired or vacated in 2024:
  - Orange County Sanitation District Board Representative - no specific term
  - Orange County Water District Representative - four-year term expiring December 2028
  - Fullerton Investment Advisory Committee Representative and Alternate - one-year term expiring December 2025.

**CONSENT CALENDAR (Items 1 - 9)**

*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. DECEMBER 17, 2024 MEETING MINUTES**

Proposed Motion:

Approve December 17, 2024 City Council / Successor Agency Meeting Minutes.

**2. HOUSING INCENTIVE OVERLAY ZONE PROGRAM AND DEVELOPMENT STANDARDS - SECOND READING OF ORDINANCE**

Proposed Motion:

Adopt Ordinance No. 3335.

ORDINANCE NO. 3335 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO DEVELOPMENT STANDARDS FOR MULTI-FAMILY ZONES AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15305

**3. RULES OF PROCEDURE AND DECORUM FOR CITY COUNCIL MEETINGS ANNUAL REVIEW**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING RULES OF PROCEDURE AND DECORUM FOR CITY COUNCIL MEETINGS AND REPEALING RESOLUTION NO. 2023-020

**4. RULES OF PROCEDURE AND DECORUM FOR BOARD, COMMISSION AND COMMITTEE MEETINGS ANNUAL REVIEW**

Proposed Motion:

Adopt Resolution No. 2025-XXX.



RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING RULES OF PROCEDURE AND DECORUM FOR BOARD, COMMISSION AND COMMITTEE MEETINGS AND REPEALING RESOLUTION NO. 2024-001

5. **RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2025-26 AND ADMINISTRATIVE BUDGET ALLOWANCE PER ASSEMBLY BILL X1 26 AND 1484 AND SENATE BILL 107**

Proposed Motion:

Adopt Resolution No. SA 2025-XX.

RESOLUTION NO. SA 2025-XX - A RESOLUTION OF THE SUCCESSOR AGENCY OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2025-26 AND ADMINISTRATIVE BUDGET ALLOWANCE (PERIOD COVERING JULY 1, 2023 THROUGH JUNE 30, 2024)

6. **REQUEST TO DONATE NON-CAPITALIZED HUNT LIBRARY FURNITURE TO RIVERSIDE ARTS MUSEUM**

Proposed Motion:

Approve non-capitalized furniture donation to Riverside Art Museum.

7. **POLICE DEPARTMENT FISCAL YEAR 2024-25 PERSONNEL SUMMARY REVISION**

Proposed Motion:

Approve proposed amendment revising the Fiscal Year 2024-25 Police Department Personnel Summary to increase the total budgeted full-time equivalent (FTE) Sergeant positions from 21 to 22, increase the FTE Police Records Shift Leader from one to two, reduce FTE Corporal from 38 to 37 and reduce FTE Police Records Clerk from 12 to 10.

8. **AMENDMENT NUMBER ONE TO AGREEMENT WITH COMMERCIAL CLEANING SERVICES FOR CUSTODIAL SERVICES**

Proposed Motion:

Authorize City Manager, or designee, to execute and administer Amendment Number One to the Maintenance Services Agreement with Commercial Cleaning Services to extend the current agreement to March 31, 2025, in a form approved by City Attorney.

9. **EZ VALVES PURCHASE FROM ADVANCE VALUE TECHNOLOGIES FOR WATER CAPITAL IMPROVEMENTS PROJECTS**

Proposed Motion:

1. Approve and ratify \$184,748.47 EZ Valves equipment purchase from Advance Valve Technologies through Western Water Works Supply Company.
2. Authorize Administrative Services Director, or designee, to issue \$184,748.47 purchase order to Western Water Works Supply Company for EZ Valve equipment purchase.
3. Authorize Public Works Director, or designee, to approve change orders within the

approved project budget.

## **PUBLIC HEARINGS (Item 10)**

*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.*

### **10. 6TH CYCLE (2021-2029) HOUSING ELEMENT (Continued from December 10, 2024 meeting)**

This item continues the public hearing held on November 19, December 3 and December 10, 2024. City Council directed staff to remove parcels between Raymond and Euclid along Chapman Avenue and Commonwealth Avenue from the Housing Sites Inventory. Staff adjusted the Housing Element document to reflect the change.

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING THE FULLERTON PLAN BY ADOPTING THE 6TH CYCLE HOUSING ELEMENT TO REPLACE CURRENT APPENDIX H (HOUSING ELEMENT) AND CHAPTER 2 "HOUSING"

## **REGULAR BUSINESS (Item 11)**

### **11. BOARD, COMMISSION AND COMMITTEE REORGANIZATION**

Staff requests City Council consider reorganizing the City Board, Commission and Committee structure to achieve greater resource efficiencies and increase legislative body effectiveness.

Proposed Motion:

Direct staff to prepare legislative documents to enact the following changes to the board, commission and committee structure:

1. Active Transportation Committee: Reduce schedule to quarterly meetings and reduce membership to five directly appointed members.
2. Cultural Arts Subcommittee: Disband and redirect duties to the Parks and Recreation Commission.
3. Investment Advisory Committee: Change membership from five at-large to five directly appointed members.
4. Planning Commission: Add two at-large members.
5. Parks and Recreation Commission: Reduce schedule to meet every other month and reduce membership to five directly appointed members.
6. Transportation and Circulation Commission: Reduce schedule to meet every other month and reduce membership to five directly appointed members.

## **ITEMS REMOVED FROM CONSENT CALENDAR**

## **AGENDA FORECAST (Tentative)**

*Tuesday, January 21, 2025*

- *DECEMBER MONTHLY COMMITTEE REPORT*
- *CLIMATE ACTION PLAN*
- *SAFETY ELEMENT*
- *ORDINANCE UPDATES*
- *PAVEMENT MANAGEMENT PLAN UPDATE*
- *LANDSCAPING AND PARKING REQUIREMENTS FOR RESIDENTIAL ZONES*
- *STREET SWEEPING (CONTINUED FROM 8/20/24)*
- *WALK ON WILSHIRE*

*Tuesday, February 4, 2025*

- *AGREEMENT WITH GRACE MINISTRIES FOR SURPLUS LAND PURCHASE*
- *SOUTH RAYMOND AVENUE CUL – DE - SACS INFRASTRUCTURE IMPROVEMENTS*
- *FIREWORKS SALES ANNUAL REPORT AND 2025 PLANS*
- *LANDSCAPING AND PARKING REQUIREMENTS FOR RESIDENTIAL ZONES*

## **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.*