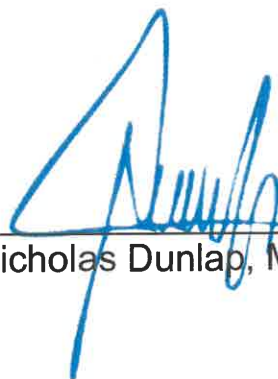




NOTICE AND CALL OF SPECIAL CITY COUNCIL MEETING TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF FULLERTON AND TO THE CITY CLERK

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of the City of Fullerton is hereby called for **December 10, 2024** commencing at **5:30 p.m.** in the Council Chambers 303 West Commonwealth Avenue, Fullerton, CA.

Said Special Meeting shall be held for the purposes described in the attached Exhibit A.



Nicholas Dunlap, Mayor

12/09/24

Date



FULLERTON CITY COUNCIL SUCCESSOR AGENCY SPECIAL MEETING AGENDA - DECEMBER 10, 2024

303 West Commonwealth Avenue, Fullerton, California

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

SPECIAL MEETINGS: The Mayor or a majority of the legislative body may call a special meeting of the City Council with a minimum 24 hours notice.

PUBLIC PARTICIPATION: The public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and on 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.

City Council may limit public comments to only items on the special meeting agenda. Each speaker addressing City Council shall have three minutes to make their remarks. 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 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 or (714) 738-6350 with any questions.

AGENDA ITEMS: This agenda contains a summary of each item the Council / Agency will consider. The City Clerk's Office posts the special meeting agenda no later than 24 hours prior to the special meeting at www.cityoffullerton.com.

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 after posting of the agenda packet but prior to the meeting.

Nicholas Dunlap
Mayor (District 2)

Fred Jung
Mayor Pro Tem (District 1)

Shana Charles
Council Member (District 3)

Bruce Whitaker
Council Member (District)

Ahmad Zahra
Council Member (District 5)



The City will post such writings and documents received in sufficient time on the City's website at www.cityoffullerton.com.

State regulations prohibit City Council from acting on non-agenda items except as provided by law. Visit 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 special 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.

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 or by telephone at (714) 738-6355 no later than 48 hours before the meeting, or as soon as possible in the case of a special meeting.

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

Nicholas Dunlap
Mayor (District 2)

Fred Jung
Mayor Pro Tem (District 1)

Shana Charles
Council Member (District 3)

Bruce Whitaker
Council Member (District 4)

Ahmad Zahra
Council Member (District 5)



**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
SPECIAL MEETING AGENDA
DECEMBER 10, 2024- 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

PUBLIC COMMENTS

The public will have the opportunity to address the legislative body before or during consideration of each agenda item. City Council may limit comments to only items described on the special meeting agenda per California Government Code Section 54954.3(a).

**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.

PUBLIC HEARINGS (Item 1)

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.

- 6TH CYCLE (2021-2029) HOUSING ELEMENT, HOUSING INCENTIVE OVERLAY PROGRAM ENVIRONMENTAL IMPACT REPORT, FULLERTON GENERAL PLAN LAND USE ELEMENT PORTION AMENDMENT TO IMPLEMENT HOUSING INCENTIVE OVERLAY PROGRAM AND HOUSING INCENTIVE OVERLAY ZONE (Continued from December 3, 2024 meeting)**

Staff received direction to increase the Housing Incentive Overlay Zone (HIOZ) affordability requirement from 15% to 20% for moderate to acutely low-income levels and remove parcels between Raymond and Euclid along Chapman Avenue and Commonwealth Avenue from the Housing Sites Inventory.

Proposed Motion:

- Adopt the following resolutions:

RESOLUTION NO. 2024-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA PROVIDING DIRECTION REGARDING THE INVENTORY SITES TO BE INCLUDED IN THE CITY'S HOUSING ELEMENT

RESOLUTION NO. 2024-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS OF FACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM RELATING TO A HOUSING INCENTIVE OVERLAY PROGRAM

RESOLUTION NO. 2024-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING THE FULLERTON GENERAL PLAN BY AMENDING THE FULLERTON PLAN FULLERTON BUILT ENVIRONMENT PORTION TABLES AND EXHIBITS OF AND ADOPTING A REVISED APPENDIX C TO INCORPORATE THE HOUSING INCENTIVE OVERLAY DESIGNATION INTO THE FULLERTON PLAN

2. Introduce Ordinance No. XXXX for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. XXXX - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE SECTION 15.08.020 AND ADDING A NEW SECTION 15.17.075 AND CHAPTERS 15.18 AND 15.23 RELATING TO THE HOUSING INCENTIVE OVERLAY ZONE PROGRAM ESTABLISHMENT AND RELATED DEVELOPMENT STANDARDS AND AMENDING THE OFFICIAL FULLERTON ZONING MAP BY APPLYING THE "-HI" ZONING OVERLAY DESIGNATION TO CERTAIN COMMERCIAL AND INDUSTRIAL ZONED PROPERTIES

AGENDA FORECAST (Tentative)

Tuesday, December 17, 2024

- CITY COUNCIL REORGANIZATION

Tuesday, January 7, 2025

- DIRECT COMMITTEE APPOINTMENTS
- CITY REPRESENTATION REGIONAL ADVISORY BODIES AND WORKGROUPS
- COUNCIL RULES OF PROCEDURE REVIEW
- COMMITTEE REPORT (NOVEMBER)
- SOUTH RAYMOND AVENUE CUL DE SACS INFRASTRUCTURE IMPROVEMENTS
- CHAPMAN PARKING LEASE
- COMMITTEE RULES OF PROCEDURE REVIEW

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.