



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
AUGUST 14, 2024, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

6:31 p.m.

CALL TO ORDER

Chair Gambino called the meeting to order at 6:31 p.m.

Mansuri absent

ROLL CALL

Present: Chair Gambino, Commissioners Cox, Dino, Tutor

Absent: Vice Chair Mansuri

Staff Present: Planning Manager Chris Schaefer, Associate Planner Andrew Kusch, Senior Planner David Lopez, Deputy City Attorney Baron Bettenhausen, Engineering Aide Julia Lewis

PLEDGE OF ALLEGIANCE led by Associate Planner Kusch.

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Curtis Gamble, Fullerton, spoke about homeless resources.

CONSENT CALENDAR

It was moved by Commissioner Tutor, seconded by Commissioner Dino, to approve the June 12, 2024, Planning Commission Meeting Minutes.

Motion carried 4-0-1 (Absent: Mansuri).

It was moved by Commissioner Tutor, seconded by Commissioner Dino, to approve the July 10, 2024, Planning Commission Meeting Minutes.

Motion carried 3-0-1-1 (Abstain: Cox; Absent: Mansuri).

Approved

1. MINUTES – JUNE 12, 2024, AND JULY 10, 2024

RECOMMENDED ACTION: Approve the June 12, 2024, and July 10, 2024, Planning Commission Meeting Minutes

COMMUNICATION DISCLOSURE

Commissioner Cox disclosed meeting with the property owner next door to the property in Item No. 3 on the agenda.

Chair Gambino disclosed speaking to Ernie Kelsey and members of the public pertaining to Item No. 2.

PUBLIC HEARINGS

Resolution No. PC-2024-22, adopted, recommending City Council approval

2. LRP-2024-0005. APPLICANT: VARIOUS AND FULLERTON HERITAGE; PROPERTY OWNER: VARIOUS.

Request for a Zoning Amendment to rezone properties in the Upper Golden Hill Neighborhood.

Chair Gambino opened the public hearing at 6:43 p.m.

The following addressed the Planning Commission:

- Sharon Keyser, Fullerton, spoke in support of the project.
- Ernie Kelsey, Fullerton Heritage, spoke in support of the project.

Chair Gambino closed the public hearing at 7:47 p.m.

It was moved by Commissioner Cox, seconded by Commissioner Tutor, to adopt Resolution No. PC-2024-22, entitled:

RESOLUTION NO. PC-2024-22 - A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL TO CHANGE THE ZONE CLASSIFICATION FROM "R-1-7.2" TO "R-1-7.2P" ON PROPERTIES LOCATED IN THE UPPER GOLDEN HILL NEIGHBORHOOD, GENERALLY DESCRIBED AS PROPERTIES BOUNDED BY WEST VALLEY VIEW DRIVE, WOODS AND RICHMAN AVENUES AND INCLUDING PROPERTIES ON GRANDVIEW AVENUE, FERN DRIVE AND LOIS LANE, AS PER EXHIBIT A

Motion carried 4-0-1 (Absent: Mansuri).

Resolution No. PC-2024-23, adopted

3. ZON-2024-0007. APPLICANT: EMIN NARMANLI; PROPERTY OWNER: ATLAS USA LLC.

Request for a Conditional Use Permit to operate an automobile repair facility.

Chair Gambino opened the public hearing at 7:04 p.m.

The following addressed the Planning Commission:

- Emin Narmanli, Designer, stated his availability for design questions.

The following addressed the Planning Commission via Zoom:

- Maureen Milton, Fullerton, inquired about accessibility for the disabled.

The following addressed the Planning Commission:

- Rustu Yildirim, Owner, spoke about bumper repair and answered Commissioners questions regarding the proposed business.

Chair Gambino closed the public hearing at 7:33 p.m.

Ron Counts, Fullerton, also provided public comments via email that were printed and provided to each Commissioner on the dais.

It was moved by Commissioner Tutor, seconded by Commissioner Cox, to adopt Resolution No. PC-2024-23, entitled:

RESOLUTION NO. PC-2024-23 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE REPAIR FACILITY AT 311 WEST ORANGETHORPE AVENUE, ZONED GENERAL COMMERCIAL

Motion carried 4-0-1 (Absent: Mansuri).

Chair Gambino recessed the meeting at 7:42 p.m.

Chair Gambino reconvened the meeting at 7:52 p.m.

Resolution No. PC-2024-20, adopted

4. **ZON-2024-0084. APPLICANT: KELLIE BLACKSTONE; PROPERTY OWNER: SUNNY HILLS BUSINESS PARK, LP.**

Request for a Conditional Use Permit to operate a dance studio.

Chair Gambino opened the public hearing at 7:56 p.m.

The following addressed the Planning Commission via Zoom:

- Maureen Milton, Fullerton, spoke about an indoor waiting area, ADA accessibility, and classes for the disabled.

The following addressed the Planning Commission:

- Cindy Lee, Applicant's representative, responded regarding the waiting area, ADA accessibility, classes, and answered Commissioners questions.

Chair Gambino closed the public hearing at 8:02 p.m.

It was moved by Commissioner Cox, seconded by Commissioner Dino, to adopt Resolution No. PC-2024-20, entitled:

RESOLUTION NO. PC-2024-20 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO OPERATE A DANCE STUDIO ON PROPERTY ZONED M-P-200, MANUFACTURING PARK, LOCATED AT 251 EAST

Resolution No. PC-2024-18, adopted, as amended, recommending City Council approval

IMPERIAL HIGHWAY, SUITES 440 AND 450

Motion carried 4-0-1 (Absent: Mansuri).

5. ZON-2024-0006. APPLICANT: CITY OF FULLERTON.

Request to amend the Fullerton Municipal Code regarding Tattoo Parlors.

Chair Gambino opened the public hearing at 8:12 p.m.

The following addressed the Planning Commission:

- Tattoo Artist (no name provided) spoke about his experience as a Fullerton shop owner.

The following addressed the Planning Commission via Zoom:

- Maureen Milton, Fullerton, spoke about the redline text in staff's presentation.

Chair Gambino closed the public hearing at 8:15 p.m.

Deputy City Attorney Bettenhausen guided Commissioners with their request to amend Fullerton Municipal Code Section 15.55.020.E.1.a and 15.55.020.E.1.b regarding proximity to schools and required distance.

It was moved by Commissioner Cox, seconded by Commissioner Dino, to adopt Resolution No. PC-2024-18, as amended, entitled:

RESOLUTION NO. PC-2024-18 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 15 ZONING OF THE FULLERTON MUNICIPAL CODE INCLUDING SECTIONS 15.04.040 DEFINITIONS AND 15.55.020 SPECIAL USES PERMITTED WITH PROVISIONS, SUBSECTION E TATTOO PARLORS

Motion carried 4-0-1 (Absent: Mansuri).

Direction to staff provided

6. LRP-2024-0007. APPLICANT: CITY OF FULLERTON.

Request to amend the Fullerton Municipal Code regarding Businesses Selling Tobacco Products.

Chair Gambino opened the public hearing at 8:50 p.m.

There were no public comments on this item.

Chair Gambino closed the public hearing at 8:50 p.m.

Commissioners provided staff direction to bring the item back at a later date for specific consideration of tobacco and smoke shops.

REGULAR BUSINESS

None.

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

Planning Manager Schaefer spoke about City Hall on the Go! events.

Commissioner Cox spoke about good things going on in Fullerton and inquired about the status of various projects.

Commissioner Tutor inquired about off sale alcohol establishments and the Noise Ordinance as future agenda items.

Commissioner Dino asked for an update on the Housing Element and spoke about the Boys & Girls Club of Fullerton Annual Auction.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on August 28, 2024, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

Future agenda items include:

- Housing Element Update (HEU)
- Housing Incentive Overlay Zone (HIOZ)
- Environmental Impact Report (EIR)
- Safety Element
- New Church
- Freeway Oriented Billboards
- Dance Studio

9:26 p.m.

ADJOURNMENT

Chair Gambino adjourned the meeting at 9:26 p.m.



Janet Ragland, Clerk to the Planning Commission