



NOTICE OF MEETING TIME CHANGE

NOTICE IS HEREBY GIVEN the **October 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: October 2, 2025

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

Lucinda Williams, MMC
City Clerk



FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA OCTOBER 7, 2025

303 West Commonwealth Avenue, Fullerton, California

Zoom Meeting Details: www.zoom.us/join
Meeting ID: 160 256 5242 Telephone Option: 1-669-254-5252

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: Remote - Please follow the *Instructions for Public Comment Using Zoom*. **In person** - 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.

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 up to 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 up to 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. Any item submitted to City Council during the meeting shall become public record and subject to applicable disclosure laws.

Language Assistance - Please contact the City Clerk's Office no later than 48 hours before the meeting to request an interpreter for the meeting.

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". 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.

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. 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.

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 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 the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) Section 202 and related federal rules and regulations. Any person requiring a disability-related modification or accommodation to observe and/or offer public comment may request reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at cityclerksoffice@cityoffullerton.com or by telephone at (714) 738-6350 no later than 48 hours before the meeting.

Refer to Resolution No. 2025-028 to review the complete Rules of Procedure and Decorum for City Council meetings.

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
Enter Meeting ID: 160 256 5242

Follow these steps to call into Zoom from your telephone:

Dial 1-669-254-5252 and press pound (#)
Enter Meeting ID: 160 256 5242 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.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION AGENDA
OCTOBER 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 - EXISTING LITIGATION Per Government Code Section 54956.9(d)(1)**

Name of Case: City of Fullerton v. Commonwealth & Harbor LLC

Case Number: OCSC Case No. 30-2024-01405276-CL-UD-CJC

and

Name of Case: Commonwealth & Harbor, LLC; 100 N. Harbor LLC v. City of Fullerton

Case Number: OCSC Case 30-2024-01401832-CU-EI-CJC

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 LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)**

Initiation of Litigation: One Case

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
OCTOBER 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 (Item 1)

1. **PRESENTATION: COMMUNITY FOREST MANAGEMENT PLAN IMPLEMENTATION UPDATE**

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 (Item 1)

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

Proposed Motion:

1. Council Members make direct Youth Advisory Committee appointments for one-year terms.
2. Ratify appointments.

CONSENT CALENDAR (Items 1 - 10)

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. **SEPTEMBER 16, 2025 MEETING MINUTES**

Proposed Motion:

Approve September 16, 2025 City Council / Successor Agency Meeting Minutes.

2. **FULLERTON MUNICIPAL CODE AMENDMENTS PERTAINING TO OBJECTIVE DEVELOPMENT STANDARDS - SECOND READING OF ORDINANCE**

Proposed Motion:

Adopt Ordinance No. 3347.

ORDINANCE NO. 3347 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN ORDINANCE AMENDING FULLERTON MUNICIPAL CODE SECTION 15.17.070 RELATING TO DEVELOPMENT STANDARDS FOR MULTI-FAMILY ZONES, DELETING FULLERTON MUNICIPAL CODE CHAPTERS 15.10 AND 15.12 AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15305

3. **CALIFORNIA BUILDING STANDARDS AND CALIFORNIA FIRE CODE 2025 TRIENNIAL EDITIONS - SECOND READING OF ORDINANCES**

Proposed Motion:

Adopt the following ordinances:

ORDINANCE NO. 3348 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 14 TO ADOPT THE 2025 EDITIONS OF THE FOLLOWING: CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS INCLUDING APPENDICES I, J AND Q, CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS INCLUDING APPENDICES BF, CI AND CJ, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA WILDLAND-URBAN INTERFACE CODE, CALIFORNIA ENERGY CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA EXISTING BUILDING CODE AND CALIFORNIA GREEN BUILDING STANDARDS CODE

ORDINANCE NO. 3349 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 13, CHAPTER 13.20 TO ADOPT THE 2025 EDITION OF THE CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS

4. **FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM FUNDING CERTIFICATION AND COMMITMENT TO PROJECTS**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CERTIFYING THE CITY OF FULLERTON HAS THE RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FISCAL YEARS 2026-27 TO 2031-32 TRANSPORTATION IMPROVEMENT PROGRAM AND AFFIRMING COMMITMENT TO IMPLEMENT ALL PROJECTS IN THE PROGRAM

5. **FISCAL YEAR 2025-26 CALRECYCLE RUBBERIZED PAVEMENT GRANT APPLICATION**

Proposed Motion:

Ratify CalRecycle Rubberized Pavement Grant application for Fiscal Year 2025-26 and authorize staff to proceed with the grant administration.

6. **DISABLED PERSON PARKING AT 141 WEST VALENCIA DRIVE**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING A DISABLED PERSON PARKING ZONE IN FRONT OF 141 WEST VALENCIA DRIVE

7. **RESOLUTION OF INTENTION TO ABANDON A PORTION OF COMMONWEALTH AVENUE SOUTH AND EAST OF 1747 WEST COMMONWEALTH AVENUE (APN 030-252-01)**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DECLARING INTENTION TO ABANDON AND VACATE A PORTION OF COMMONWEALTH AVENUE SOUTH AND EAST OF 1747 WEST COMMONWEALTH AVENUE (APN 030-252-01) TO ALLOW PRIVATE PARKING FOR GRACE MINISTRIES LOCATED AT 1747 WEST COMMONWEALTH AVENUE

8. **PARKS MASTER PLAN PROCESS AND REQUEST FOR PROPOSAL FOR CONSULTANT SERVICES**

Proposed Motion:

Direct staff to issue a Request for Proposals for consultant services to develop a Parks Master Plan.

9. **AGREEMENT WITH FULLERTON GOLF LLC FOR FULLERTON GOLF COURSE MANAGEMENT**

Proposed Motion:

1. Approve and authorize City Manager, or designee, to execute and administer the management agreement with Fullerton Golf LLC, a wholly owned subsidiary of CourseCo, Inc. for Fullerton Golf Course management, in a form approved by the City Attorney.
2. Authorize City Manager, or designee, to execute and administer related

documents and change orders, including renewal term options, in a form approved by the City Attorney.

10. \$2,647,078 CONTRACT WITH ALL CITIES ENGINEERING, INC. FOR THE SKYLINE-RAYMOND AREA WATER MAIN REPLACEMENT PROJECT

Proposed Motion:

1. Approve Skyline-Raymond Area Water Main Replacement Project plans and specifications.
2. Approve \$3,045,000 Water Fund (Fund 44) budget transfer and appropriation from Project 53250 Water Main System Replacement to Project 53050 Skyline-Raymond Area Water Main Replacement Project within the Water Fund (Fund 44).
3. Award \$2,647,078 construction contract to All Cities Engineering, Inc. for the Skyline-Raymond Area Water Main Replacement Project and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
4. Authorize Public Works Director, or designee, to approve any future change orders for construction and professional engineering construction support services within the approved project budget.

PUBLIC HEARINGS (Items 11 - 12)

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.

11. AMENDMENTS TO FULLERTON MUNICIPAL CODE TITLE 15 (NOISE REGULATIONS) AND TITLE 3 (ENTERTAINMENT) FOR COMMERCIAL PROPERTIES IN THE C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL) AND G-C (GENERAL COMMERCIAL) ZONES, INCLUDING OUTDOOR ENTERTAINMENT (Continued from September 16, 2025 meeting)

This report responds to the City Council's request to adopt noise regulation standards for the C-3 and C-G zones that emulate those in the Fullerton Transportation Center Specific Plan.

Proposed Motion:

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 TITLE 15 (CHAPTER 15.90 NOISE REGULATIONS) AND TITLE 3 (CHAPTER 3.08 ENTERTAINMENT) TO UPDATE NOISE STANDARDS FOR PROPERTIES WITHIN C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL) AND G-C (GENERAL COMMERCIAL) ZONES WITH SPECIFIC PROVISIONS FOR OUTDOOR ENTERTAINMENT

12. ZONE CHANGE FROM G-C TO M-G ON PROPERTIES LOCATED AT 3400 AND 3404 GREGORY AVENUE

Applicant requests a Zoning Amendment to rezone the properties at 3400 and 3404 Gregory Avenue from G-C (General Commercial) to M-G (Manufacturing General) to accommodate development of a veterinary hospital and make the zoning consistent with the underlying General Plan Land Use designation.

Proposed Motion:

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, APPROVING A ZONE CLASSIFICATION CHANGE FROM GENERAL COMMERCIAL (G-C) TO MANUFACTURE GENERAL (M-G) ON PROPERTIES LOCATED AT 3400 AND 3404 GREGORY AVENUE

REGULAR BUSINESS - None

ITEMS REMOVED FROM CONSENT CALENDAR

AGENDA FORECAST (Tentative)

Tuesday, October 21, 2025

- *LEGAL SERVICES AGREEMENT WITH ATKINSON, ANDELSON, LOYA, RUUD & ROMO*
- *SAFER GRANT AWARD ACCEPTANCE*
- *ASSISTANCE TO FIREFIGHTERS GRANT AWARD ACCEPTANCE*
- *TERMINATION OF AGREEMENT WITH FALCK MOBILE HEALTH CORP*
- *ENGINEERING FEE SCHEDULE UPDATE*
- *IMMIGRATION ASSISTANCE RESOURCES FOR IMPACTED RESIDENTS*

Tuesday, November 4, 2025

- *ABANDONMENT AND VACATION OF FORMER COMMONWEALTH RIGHT-OF-WAY*

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.