



**CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
APRIL 23, 2025, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California**

6:31 p.m.

CALL TO ORDER

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

All present

ROLL CALL

Present: Chair Dino, Vice Chair Tutor, Commissioners Fleenor, Valadez, Wehn

Absent: None

Staff Present: Planning Manager Chris Schaefer, Senior Planner David Lopez, Deputy City Attorney Baron Bettenhausen, Administrative Assistant Janet Ragland

PLEDGE OF ALLEGIANCE led by Commissioner Fleenor.

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Curtis Gamble spoke about transportation rights for the homeless.

The following addressed the Planning Commission via Zoom:

- Maureen Milton asked about Regional Housing Needs Allocation (RHNA) numbers and Park Dwelling Fees.

CONSENT CALENDAR

It was moved by Vice Chair Tutor, seconded by Commissioner Wehn, to approve the November 22, 2023, and March 26, 2025, Planning Commission Meeting Minutes.

Motion carried 5-0.

Approved

1. MINUTES – NOVEMBER 22, 2023, AND MARCH 26, 2025

RECOMMENDED ACTION: Approve the November 22, 2023, and March 26, 2025, Planning Commission Meeting Minutes

COMMUNICATION DISCLOSURE

None.

REGULAR BUSINESS

None.

PUBLIC HEARINGS

Resolution No. PC-2025-05 adopted, recommending approval to City Council

2. LRP-2025-0008. APPLICANT: CITY OF FULLERTON.

Senior Planner Lopez presented a request to Amend Title 15 of the Fullerton Municipal Code (FMC) pertaining to regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to comply with state law.

Senior Planner Lopez pointed out an amendment on Page 4 (C. 2. a.) of Resolution No. PC-2025-05 to exempt all ADUs less than 750 square feet in size from impact fees to comply with state law and provided revised copies to Commissioners.

Chair Dino opened the public hearing at 7:05 p.m.

The following addressed the Planning Commission:

- Bob Linnell, Fullerton Heritage, commended Staff for amendments to the Zoning Code and spoke about density in R-2 zoned properties.
- Daniel Stewart asked if the proposed changes include Assembly Bill 2533.
- Curtis Gamble spoke in support of the item.
- Maureen Milton asked for clarification regarding JADUs and ADUs.

Chair Dino closed the public hearing at 7:14 p.m.

It was moved by Vice Chair Tutor, seconded by Chair Dino, to adopt Resolution No. PC-2025-05, entitled:

RESOLUTION NO. PC-2025-05 - 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 AMENDMENTS TO SECTION 15.04.040 DEFINITIONS AND REPEALING AND REPLACING SECTION 15.17.100 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS TO COMPLY WITH STATE LAW

Motion carried 4-1 (No: Wehn).

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

COUNCIL ACTIONS

Planning Manager Schaefer spoke about the following future City Council and Planning Commission items:

- Three Historical Local Landmark Properties
- Noise Ordinance
- Preservation Zones.

Chair Dino spoke about Love Fullerton and the OCTA Park and Ride Study.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on May 14, 2025, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:33 p.m.

ADJOURNMENT

Chair Dino adjourned the meeting at 7:33 p.m.



Janet Ragland, Clerk to the Planning Commission