



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
FEBRUARY 3, 2026 – 4:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

4:33 p.m.

### CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 4:33 p.m.

### ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Dunlap,  
Council / Agency Members Charles, Valencia, Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney  
Richard Jones, City Clerk Lucinda Williams

### PUBLIC COMMENTS - Closed Session

None.

### RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 4:34 p.m.

### CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Per Government Code Section 54956.9(d)(1)**

**Name of Case:** Estate of Noah Weatherly by His Heirs  
Sonia and Mark Weatherly v. City of  
Fullerton, et al.

**Case Number:** OCSC 30-2018-01037224

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**

**Property:** 2120 East Chapman Avenue,  
Fullerton, CA 92831

**Agency Negotiator:** Daniel Valdez, Housing  
Manager, Allison, Le-Moine Bui,  
Rutan & Tucker

**Negotiating Parties:** Interfaith Housing Development Corporation

**Under Negotiations:** Price and Terms

**3. PUBLIC EMPLOYMENT Per Government Code Section 54957(b)(1)**

**Title:** City Manager

5:27 p.m.

**ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 5:27 p.m.

---

Fred Jung  
Mayor

---

Lucinda Williams, MMC  
City Clerk



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
REGULAR SESSION MINUTES  
FEBRUARY 3, 2026 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:32 p.m.

**CALL TO ORDER**

Mayor / Chair Jung called the meeting to order at 5:32 p.m.

**ROLL CALL**

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Dunlap, Council / Agency Members Charles, Valencia, Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney Richard Jones, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez, Police Chief Jonathan Ratus, Fire Chief Adam Loeser, Public Works Director Stephen Bise, Administrative Services Director Steven Avalos

**INVOCATION** given by Mayor Pro Tem Dunlap.

**PLEDGE OF ALLEGIANCE** led by City Attorney Jones.

**CLOSED SESSION REPORT**

None.

**EX PARTE COMMUNICATIONS REPORT**

None.

**PRESENTATIONS**

Presented

1. **PRESENTATION: Community Update - Chief of Police**

## **ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT**

Council Member Zahra pulled Items 3 and 5.

### **PUBLIC COMMENTS - Regular Session**

The following addressed City Council:

- Emily Arnold, Fullerton, spoke about ICE enforcement.
- Sally Zivitz, Fullerton, spoke about ICE enforcement.
- Leonard Zivitz, Fullerton, spoke about ICE enforcement.
- Anthony Monroe, Fullerton, spoke about ICE enforcement.
- Janet Kim spoke about ICE enforcement.
- Vanessa Estrella, Fullerton, spoke about ICE enforcement.
- Yolanda Harrison spoke about ICE enforcement,
- Craig Anastaso spoke about ICE enforcement.
- Diane Kurtzman, Fullerton, spoke about ICE enforcement.
- Karen Lloreda spoke about dais seating.
- Helen Higgins, Fullerton, supported immigration assistance.
- Danny Martinez, Fullerton, spoke about ICE enforcement.
- Lisa King spoke about ICE enforcement.
- Liz Savage, Fullerton, supported the Fullerton Police Department.
- Dana Garwaski, Fullerton, spoke about ICE enforcement.
- Dennis Kriz spoke about ICE enforcement.
- Jennifer Garcia spoke about ICE enforcement.
- Wayne Taylor, Fullerton, spoke about ICE enforcement.
- Debbie Langenbacher, Fullerton, spoke about ICE enforcement.
- Harry Langenbacher, Fullerton, spoke about ICE enforcement.
- Susana Venture spoke about ICE enforcement.
- Vanessa Stricker, Fullerton, spoke about ICE enforcement.
- Elliot Chung, Fullerton, spoke about ICE enforcement.
- Jason Phillips spoke about ICE enforcement.
- Steven Sherry spoke about ICE enforcement.
- Unidentified speaker supported funding immigration assistance.

- Joseph (no last name provided) spoke about leadership.
- Jill Shafer, Fullerton, spoke about ICE enforcement.
- Unidentified speaker spoke about pedestrian safety.
- Jasmine (no last name provided) spoke about ICE enforcement.
- Robin Wolsey spoke about foster children.
- Ruth Gayer, Fullerton, spoke about ICE enforcement.
- Marci Frey, Fullerton, spoke about ICE enforcement.
- Mary Botts, Fullerton, spoke about ICE enforcement.
- Jody Vallejo spoke about ICE enforcement.
- Unidentified speaker spoke about ICE enforcement.
- Curtis Gamble spoke about homeless issues.
- ZJ (no last name provided) spoke about roads.
- Egleth Nuncci spoke about ICE enforcement.

The following addressed City Council remotely:

- JTC3 supported a legal defense fund.
- Patricia Hanzo spoke about ICE enforcement.
- Unidentified speaker spoke about ICE enforcement.

## **CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS**

City Attorney Jones reported on Pedromo v. Noem.

Council Member Zahra spoke about Black History Month and public safety.

Council Member Charles spoke about Black History Month, immigration and recent and upcoming events.

Council Member Valencia spoke about the ambulance program.

Mayor Pro Tem Dunlap spoke about public safety and Lions Field reopening.

## **APPOINTMENTS (Items 1 through 2)**

Appointed

### **1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS (taken out of agenda order)**

Mayor Pro Tem Dunlap appointed Keri Prelitz to the Library Board of Trustees for term expiring December 31, 2028.

Dunlap moved, seconded by Jung to ratify appointment.

Motion carried 5 – 0.

Appointed

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

Dunlap moved, seconded by Jung, to appoint Mayor Jung as the Fullerton Investment Advisory Committee representative for a term ending December 31, 2026.

Motion carried 3 – 2 (Opposed: Charles, Zahra).

**CONSENT CALENDAR (Items 1 through 5)**

Dunlap moved, seconded by Valencia, to approve Consent Calendar items 1, 2 and 4.

Motion carried 5 – 0.

Approved

**1. JANUARY 20, 2025 MEETING MINUTES**

Proposed Motion:

Approve January 20, 2025 City Council / Successor Agency Meeting Minutes.

Received and filed

**2. TREASURER'S REPORT FOR QUARTER ENDED DECEMBER 31, 2025**

Proposed Motion:

Receive and file.

Approved

**4. \$358,400 CONTRACT WITH US BUILDERS & CONSULTANTS, INC. FOR CHRISTLIEB WELL 15A SAND SEPARATOR AND MISCELLANEOUS IMPROVEMENTS**

Proposed Motion:

1. Approve Project 53034 Christlieb Well 15A Sand Separator and Miscellaneous Improvement Project plans and specifications.

2. Award \$358,400 construction contract for Christlieb Well 15A Sand Separator and Miscellaneous Improvement Project to US Builders & Consultants, Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.

3. Authorize Public Works Director, or designee, to approve change orders for construction and professional engineering construction support services within the approved project budget.

**PUBLIC HEARINGS (Items 6 through 7)**

Adopted

**6. FULLERTON MUNICIPAL CODE AMENDMENT TO**

**CHANGE ZONING CLASSIFICATION FROM COMMERCIAL MANUFACTURING, EMERGENCY SHELTER OVERLAY (C-M-ES) TO MANUFACTURING PARK, 100,000 SQUARE FOOT MINIMUM LOT SIZE, EMERGENCY SHELTER OVERLAY (M-P-100ES) AND MITIGATED NEGATIVE DECLARATION FOR NEW WAREHOUSE BUILDING LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE**

Mayor Jung opened the Public Hearing at 8:53 p.m.

The following addressed City Council:

- Curtis Gamble supported this item.
- ZJ (no last name provided) spoke about auto malls.

The following addressed City Council remotely:

- Jane Reifer asked questions about application details.
- Kayla Staley requested an Environmental Impact Report.

Mayor Jung closed the Public Hearing at 9:05 p.m.

Dunlap moved, seconded by Jung, to:

1. Introduce Ordinance 3353 for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. 3353 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN AMENDMENT TO CHANGE THE ZONE CLASSIFICATION FOR THE SOUTHERLY PORTION OF THE PARCEL FROM COMMERCIAL MANUFACTURING, EMERGENCY SHELTER OVERLAY (C-M-ES) TO MANUFACTURING PARK, 100,000 SQUARE FOOT MINIMUM LOT SIZE, EMERGENCY SHELTER OVERLAY (M-P-100ES) TO MATCH THE NORTHERLY PORTION OF THE PARCEL LOCATED AT 2461-2495 EAST ORANGETHORPE AVENUE

2. Adopt Resolution No 2026-008.

RESOLUTION NO. 2026-008 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION INCLUDING MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 2461 TO 2495 EAST ORANGETHORPE AVENUE

Motion carried 5 – 0.

City Clerk Williams read the ordinance title.

Approved

**7. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND PROPERTY OWNERS OF HISTORIC PROPERTY AT 432 WEST BROOKDALE PLACE**

Mayor Jung opened the Public Hearing at 9:15 p.m.

The following addressed City Council:

- The applicant requested removing the requirement to complete stucco repair before entering the contract.

Mayor Jung closed the Public Hearing at 9:17 p.m.

Jung moved, seconded by Valencia, to:

1. Adopt Resolution No. 2026-009.

RESOLUTION NO. 2026-009 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNER OF HISTORIC PROPERTY LOCATED AT 432 WEST BROOKDALE PLACE IN THE FORM OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize City Manager, or designee, to execute the historic property agreement and review subsequent updated schedules of improvements and maintenance items provided by the property owner pursuant to the Historic Property Preservation Agreement (Agreement) prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter granting. The applicant shall complete stucco repair within two years of contract execution.

Motion carried 4 – 1 (Opposed: Dunlap).

**REGULAR BUSINESS (Item 8)**

Introduced

**8. FULLERTON MUNICIPAL CODE AMENDMENTS REGULATING E-BIKES AND OTHER ELECTRIC TRANSPORTATION DEVICES IN THE CITY**

The following addressed City Council:

- Unidentified speaker supported bicycle infrastructure.
- Nan Harold, Fullerton, supported bicycle infrastructure.
- Curtis Gamble suggested registering E-bikes.
- Curt Johnston suggested easing restrictions.

The following addressed City Council remotely:

- Dominic Moonheart spoke about infrastructure.
- Patrica Hanzo spoke about pedestrian safety.

- JTC3 spoke about enforcement.
- Julie Rayburn spoke about E-bike visibility.

Jung moved, seconded by Valencia, to introduce Ordinance No. XXXX for first reading by title only and waive further reading of the ordinance amending the ordinance to prohibit motorized conveyances on sidewalk and present an update to the Active Transportation Committee in November 2026.

Zahra made a substitute motion, seconded by Charles, to introduce Ordinance No. 3354 for first reading by title only and waive further reading of the ordinance amending the ordinance to reduce the speed limit for motorized conveyances on sidewalks to five miles per hour and present an update to the Active Transportation Committee in November 2026.

ORDINANCE NO. 3354 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADDING FULLERTON MUNICIPAL CODE TITLE 8 (TRAFFIC) CHAPTER 8.90 (ELECTRIC BICYCLES AND OTHER ELECTRIC TRANSPORTATION CONVEYANCES) TO ESTABLISH REGULATIONS FOR OPERATION OF ELECTRIC BICYCLES AND OTHER ELECTRIC TRANSPORTATION CONVEYANCES IN THE CITY

Substitute motion passed 4 – 1 (Opposed: Dunlap).

Original motion failed.

City Clerk Williams read the ordinance title.

### **ITEMS REMOVED FROM CONSENT CALENDAR**

Adopted

#### **3. 2026 SAFE AND SANE FIREWORKS SALES**

Dunlap moved, seconded by Valencia, to:

1. Receive and file 2025 Safe and Sane Fireworks Sales Annual Report.
2. Adopt Resolution No. 2026-006.

RESOLUTION NO. 2026 - 006 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING RULES AND REGULATIONS FOR THE RETAIL SALE, POSSESSION AND DISCHARGE OF "SAFE AND SANE" FIREWORKS PURSUANT TO FULLERTON MUNICIPAL CODE SECTION 7.26.010

Motion carried 4 – 1 (Opposed: Zahra).

Adopted

**5. CITY COUNCIL MEETING RULES OF PROCEDURE AND DECORUM ANNUAL REVIEW**

The following addressed City Council:

- Unidentified speaker spoke about decorum.
- Unidentified speaker spoke about decorum.
- Unidentified speaker spoke about decorum.

The following addressed City Council remotely:

- JTC 3 spoke about decorum.
- Unidentified speaker spoke about decorum.
- Patricia Hanzo spoke about decorum.

Jung moved, seconded by Valencia, to adopt Resolution No. 2026-007 removing Item 16.

RESOLUTION NO. 2026-007 - 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. 2025-028

Motion carried 4 – 1 (Opposed: Zahra).

10:25 p.m.

**ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 10:25 p.m.

---

Fred Jung  
Mayor

---

Lucinda Williams, MMC  
City Clerk