



FULLERTON PLANNING COMMISSION/  
LANDMARKS COMMISSION  
303 W. COMMONWEALTH AVENUE  
FULLERTON, CALIFORNIA 92832-1775  
OCTOBER 16, 2019

MEETINGS OF THE FULLERTON PLANNING COMMISSION/LANDMARKS COMMISSION - are held every other Wednesday of the month at 6:30 p.m.

PUBLIC COMMENT - will be called for by the Chair at the beginning of each meeting. Any member of the public may address the Planning Commission/Landmarks Commission on items not listed on this agenda, but within the subject matter jurisdiction of the Commission. No action may be taken on off-agenda items except as provided by law. Comments shall be limited to three minutes per person and shall observe civility, decorum and good behavior.

PERSONS ADDRESSING THE COMMISSION - Please state your name for the record. Comments on Public Hearing items shall be limited to three minutes the first time or two minutes the second time to the same question or issue, unless a different time is authorized by the Chair, or a majority of the Commission. When a group wishes to address the Commission, the Chair may request that a spokesperson be chosen to represent the group. Public comment will be allowed on items on the agenda at the time each item is considered.

CONSENT CALENDAR - These items are considered routine and will be acted upon by one motion unless a member of the Commission, staff or public requests that an item be discussed and/or removed from the consent calendar for separate action.

AGENDA ITEMS - This agenda contains only a brief summary of each item to be considered by the Planning Commission/Landmarks Commission. Information may be obtained by calling (714) 738-6351 or by accessing the City's home page at [www.cityoffullerton.com](http://www.cityoffullerton.com)

The Planning Commission's/Landmarks Commission's approval or denial of any action on this agenda shall become final and effective ten working days after its decision, unless an appeal is made in writing within this ten-day period to the City Council by either an applicant or an opponent. The filing of an appeal within such time limit shall stay the effective date of the order of the Planning Commission/Landmarks Commission until such time as the City Council has acted on the appeal. Anyone interested in making an appeal should contact the Community Development Department for assistance.

ADA REQUIREMENTS - In compliance with the requirements of Title II of the Americans with Disabilities Act (ADA), disability-related aids or services are available to enable persons with a disability to communicate at a City public meeting. Should you require special accommodations to participate in this meeting, please contact the Community Development Department at (714) 738-6351 at least 48 hours prior to the scheduled meeting.

Please silence all pagers, cell phones and other electronic devices while the Commission is in session.

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Chris Gaarder  
Chair

Wayne Carvalho  
Vice Chair

Kathleen Shanfield  
Commissioner

Elizabeth Hansburg  
Commissioner

Douglas Cox  
Commissioner





CITY OF FULLERTON  
PLANNING COMMISSION/LANDMARKS COMMISSION  
REGULAR MEETING AGENDA  
OCTOBER 16, 2019, 6:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS** - Public comments will be allowed on matters not appearing on the agenda, but within the Planning Commission's/Landmarks Commission's jurisdiction.

**CONSENT CALENDAR** - All matters listed under Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time of voting on the motion unless members of the Planning Commission, staff, or public request the item be discussed and/or removed from the Consent Calendar for separate action.

1. **MINUTES** – [October 2, 2019](#)

**RECOMMENDED ACTION:** Approve the October 2, 2019 Planning Commission Meeting Minutes.

**COMMUNICATION DISCLOSURE** – Commissioner communication disclosure regarding agenda items.

**REGULAR BUSINESS** – None

**PUBLIC HEARINGS**

2. **PRJ19-00157 – ZON19-00052 – ZON19-00051 – ZON-2019-00053.**  
**APPLICANT: RAPIDS EXPRESS CORPORATION; PROPERTY OWNER:**  
**JOHN W. PHELPS OF MARION MAC NEIL SMITH INVESTMENTS, LLC**

A request to demolish the existing building (former furniture store) and construct/operate a new drive-through carwash. Requests include a Major Site Plan to consider site, architectural and

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landscape plans for construction, a Variance from Fullerton Municipal Code (FMC) §15.30.040.D to locate a carwash that is not at the intersection of two arterial streets and a Conditional Use Permit for operation of the carwash facility on property addressed 3105-3109 Yorba Linda Boulevard (north side of Yorba Linda Boulevard, 500 feet west of Sapphire Road). (Categorically exempt under Section 15303 of State CEQA Guidelines) (Staff Planner: Andrew Kusch)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

3. ZON-2019-0091. APPLICANT: JP23 URBAN KITCHEN AND BAR; PROPERTY OWNER: SBK PROPERTIES LLC

A request for a Conditional Use Permit for a Type 47 ABC License (on-site sale of beer, wine and distilled spirits) for an existing restaurant (JP23 Urban Kitchen and Bar), which includes entertainment per FMC 15.30.030.3.B.21 on property addressed 101 South Harbor Boulevard (southwest corner of Harbor Boulevard and Commonwealth Avenue). (Categorically exempt under Section 15301 of State CEQA Guidelines) (Staff Planner: Christine Hernandez)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

4. PRJ19-00166 – ZON-2019-00083 – ZON-2019-0082. APPLICANT: SIFI NETWORKS FULLERTON, LLC; PROPERTY OWNER: SOUTHERN CALIFORNIA EDISON COMPANY

A request for a Major Site Plan and Variance to allow a 200 square foot, 10-foot tall equipment enclosure to be located within the required setback area along the Brookhurst Avenue side of an existing Southern California Edison Service Center on property addressed 1851 Valencia Drive (approximately 350 feet north of the intersection of Brookhurst Road and Valencia Drive on the west side of Brookhurst Road). (Categorically exempt under Section 15303 of State CEQA Guidelines) (Staff Planner: Matt Foulkes)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

**PLANNING COMMISSION / LANDMARKS COMMISSION STAFF COMMUNICATIONS AND REVIEW OF CITY COUNCIL ACTIONS** - Planning Commissioners may ask a question for clarification, make a brief announcement, make a brief report on his/her own activities, request staff to report back at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda. Staff may also communicate with the Commission and ask questions.

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## AGENDA FORECAST (Tentative)

October 30, 2019

- Tentative Parcel Map, Major Site Plan, Variance Requests–512 East Commonwealth Avenue

**ADJOURNMENT** – Adjourn to next regularly scheduled Fullerton Planning Commission/Landmarks Commission meeting at 6:30 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

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