



FULLERTON PLANNING COMMISSION/
LANDMARKS COMMISSION
303 W. COMMONWEALTH AVENUE
FULLERTON, CALIFORNIA 92832-1775
DECEMBER 11, 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

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.

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
DECEMBER 11, 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 – [NOVEMBER 13, 2019](#)

RECOMMENDED ACTION: Approve the November 13, 2019 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE – Commissioner communication disclosure regarding agenda items.

REGULAR BUSINESS – None

PUBLIC HEARINGS

2. ZON-2019-0131. APPLICANT: ILLUMINATION FOUNDATION;
PROPERTY OWNER: THE BROADDUS FAMILY TRUST

A request by the Illumination Foundation for a Conditional Use Permit to operate a Human Service Agency including recuperative care (60 beds), Navigation Center (90 beds) and associated wrap-around services within an existing building at 3535 West Commonwealth Avenue.

Any writings or documents provided to a majority of the Planning Commission/Landmarks Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, City Hall, 303 W. Commonwealth Avenue, 2nd Floor, Fullerton, California, during normal business hours, or on the City's website at www.cityoffullerton.com.

(North side of West Commonwealth Avenue, midway between Magnolia and Pritchard Avenues) (Categorically exempt under Sections 15332, 15301 and 15061(b)(3) of State CEQA Guidelines) (C-M, Commercial Manufacturing Zone) (Staff Planner: Matt Foulkes)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

3. PRJ19-00138 – TPM 2019-112 – SUB19-00003. APPLICANT AND PROPERTY OWNERS: JEFFREY AND ROZANNA ELSENPETER

A request for approval of a tentative parcel map to subdivide one parcel into two parcels, on property located at 1167 West Valley View Drive. (North side of Valley View, approximately 400 feet east of Carhart Avenue). (Categorically exempt under Section 15315 of State CEQA Guidelines) (R-1-20, Single Family Residential Zone) (Staff Planner: Joan Wolff)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

4. ZON-2019-0131. APPLICANT: T. LEE; PROPERTY OWNER: PETER OKNAM KIM

A request for a Conditional Use Permit, pursuant to Fullerton Municipal Code Section 15.30.030.2.B, to permit automobile sales on property located at 119-121 South Gilbert Street. (One block south of West Commonwealth Avenue, at the southwest corner of Gilbert Street and Williamson Avenue) (Categorically exempt under Section 15301(a) of State CEQA Guidelines) (G-C, General Commercial Zone) (Staff Planner: Joan Wolff)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

[Plans](#)

5. LRP-2019-0083. RESOLUTION OF INTENTION TO AMEND VARIOUS SECTIONS OF THE ZONING CODE

The City of Fullerton is proposing to amend various sections of the Fullerton Municipal Code (FMC) Title 15 (Zoning Ordinance) pertaining to historic landmarks and landmark districts (Chapter 15.48), Accessory Dwelling Units (Chapter 15.17) and Group Homes. (Categorically exempt under Section 15061 (b)(3) of State CEQA Guidelines) (Staff Planner: Matt Foulkes)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

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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.

AGENDA FORECAST (Tentative)

January 8, 2020

- Request to develop a vacant property with 33 two-story residential condominiums at 751 East Bastanchury Road
- Conditional Use Permit to operate a fitness facility (softball pitching lessons) at 1201 State College Boulevard
- Request for a 36 month extension of Vesting Tentative Tract Map 17609 (West Coyote Hills)

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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