



FULLERTON PLANNING COMMISSION/  
LANDMARKS COMMISSION  
303 W. COMMONWEALTH AVENUE  
FULLERTON, CALIFORNIA 92832-1775  
JANUARY 8, 2020

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  
JANUARY 8, 2020, 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.

SELECTION OF CHAIR AND VICE-CHAIR

**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 – DECEMBER 11, 2019

RECOMMENDED ACTION: Approve the December 11, 2019 Planning Commission Meeting Minutes.

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

REGULAR BUSINESS

2. PRJ03-00075A – SUB-2019-0024. APPLICANT AND PROPERTY OWNER: PACIFIC COAST HOMES

Request for a 36-month time extension for recordation of final Vesting Tentative Tract Map (VTTM) 17609. The requested action is limited to a request to extend the amount of

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time the applicant has to prepare and record the final VTTM. The request does not include modifications to the project, the map, or conditions of approval. The 510 acre property is bounded on the north by the City of La Habra, on the east by Euclid Street, on the west by the Hawks Pointe development and City of La Mirada, and on the south by Rosecrans Avenue and the Nora Kuttner and Castlewood Trails. (Environmental Impact Report Addendum #1) (SPD, Specific Plan District Zone) (Staff Planner: Matt Foulkes)

RECOMMENDED ACTION: Approval

[Staff Report](#)

## PUBLIC HEARINGS

### 3. PRJ19-00087. APPLICANT: BRANDYWINE HOMES, INC.; PROPERTY OWNER: FULLERTON PUBLIC LIBRARY FOUNDATION

A request to develop a vacant 2.4 acre property with 33 two-story residential condominiums on property located at 751 East Bastanchury Road. The project site is located on the north side of Bastanchury Road, east of Loma Vista Cemetery, south of Beechwood School and west of single family homes facing Puente St. Applications for the proposed development include a General Plan Revision to change the land use designation from "Greenbelt Concept" to "Low-Medium Density Residential" (6.1 to 15 units per acre), a Zoning Amendment to change the zoning of the property from O-G (Oil-Gas) to PRD-I (Planned Residential Development – Infill), a one-lot Tentative Tract Map for condominium purposes and a Major Site Plan for review of site, architectural and landscape concept plans. (Mitigated Negative Declaration) (Staff Planner: Joan Wolff)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

[Mitigated Negative Declaration](#)

[Plans](#)

### 4. ZON-2019-0122. APPLICANT: CODE RED FAST PITCH; PROPERTY OWNER: STATE COLLEGE, LLC.

A request for a Conditional Use Permit application to operate a fitness facility (softball pitching lessons) on property located at 1201 S. State College Boulevard. (West side of State College Boulevard, 300 feet north of Orangethorpe Avenue) (Categorically exempt under Section 15301 of State CEQA Guidelines) (M-G, ES - Manufacturing, General / Emergency Shelter Overlay) (Staff Planner: Andrew Kusch)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

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5. PRJ19-00172 – ZON-2019-0111 – ZON-2019-0112 – ZON-2019-0113 – ZON-2019-0138. APPLICANT: KEISKER AND WIGGLE ARCHITECTS; PROPERTY OWNER: SABA INC.

A request for the construction and operation of two new restaurants. Applications include Conditional Use Permit ZON-2019-0111 for a proposed restaurant with alcoholic beverage sales and live entertainment at 147 West Santa Fe Avenue; Conditional Use Permit ZON-2019-0113 for a proposed restaurant with alcoholic beverage sales and live entertainment at 139 West Santa Fe Ave; Major Site Plan ZON-2019-0112 for review of site, architectural and landscape concept plans for 139 and 147 West Santa Fe Avenue and Minor Exception ZON-2019-0138 to allow minor encroachments of architectural features into setback areas. (Northeast corner of West Santa Fe and South Malden Avenues). (Categorically exempt under Section 15332 of State CEQA Guidelines) (M-G-ROD Zoning District – Manufacturing-General Restaurant Overlay District). (Staff Planner: Christine Hernandez)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

6. ZON-2019-0093. APPLICANT: ALBERT OCHOA (REVOLUCION CANTINA); PROPERTY OWNER: CEDAR MOUNTAIN, LLC.

A request to amend a Conditional Use Permit for a Type 47 ABC License (on-site sale of beer, wine and distilled spirits) for an existing restaurant (Revolucion Cantina), which includes entertainment per FMC 15.30.030.3.B.21 at 205 N. Harbor Boulevard. (Approximately 55 feet north of the intersection of Harbor Boulevard and Amerige Avenue, on the west side of Harbor Boulevard) (Categorically exempt under Section 15301 of State CEQA Guidelines) (C-3 – Central Business District Commercial Zone) (Staff Planner: Christine Hernandez)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

7. ZON-2019-0123. APPLICANT: JOSEPH FLORENTINE (FLORENTINE'S, PALAPA GRILL, TRIBUNE LOUNGE, 100 NORTH KITCHEN); PROPERTY OWNER: MARIO MAROVIC

A request to amend a Conditional Use Permit for a Type 47 ABC License (on-site sale of beer, wine and distilled spirits) for existing restaurants (Florentine's, 102 N. Harbor Blvd.), (100 North Kitchen, 100 N. Harbor Blvd.), (Palapa Grill, 104 N. Harbor Blvd.), and (Tribune Lounge, 101 E. Commonwealth Ave.), which includes entertainment per FMC 15.30.030.3.B.21. (At the northeast intersection of Harbor Boulevard and Commonwealth

Avenue) (Categorically exempt under Section 15301 of State CEQA Guidelines) (C-3 – Central Business District Commercial Zone) (Staff Planner: Christine Hernandez)

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.

AGENDA FORECAST (Tentative)

January 22, 2020

- Conditional Use Permit amendment at 110 E. Commonwealth Avenue (Bourbon Street)
- Conditional Use Permit Amendment at 120 and 122 E. Commonwealth Avenue (Slidebar)
- Conditional Use Permit Amendment at 115 W. Santa Fe Avenue (The Continental Room)

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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