



FULLERTON PLANNING COMMISSION/
LANDMARKS COMMISSION
303 W. COMMONWEALTH AVENUE
FULLERTON, CALIFORNIA 92832-1775
FEBRUARY 19, 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

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.

Wayne Carvalho
Chair

Kathleen Shanfield
Vice Chair

Chris Gaarder
Commissioner

Elizabeth Hansburg
Commissioner

Douglas Cox
Commissioner





CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 19, 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.

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** – [JANUARY 8, 2020](#)

RECOMMENDED ACTION: Approve the January 8, 2020 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE – Commissioner communication disclosure regarding agenda items.

REGULAR BUSINESS - None

PUBLIC HEARINGS

2. **PRJ18-00408. APPLICANT: PAUL KIM, SOURCE ARCHITECTURE, INC.;**
PROPERTY OWNER: ANANT DESAI

The property owner requests approval of a tentative parcel map to subdivide one parcel into two parcels, one parcel measures 56,290 square feet (1.29 acres) and the other

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parcel measures 20,635 square feet (0.47 acres) at 1710 Vista Lomas Place. (East side of Vista Lomas Place, south of the terminus of Vista Lomas Drive) The project includes a Major Site Plan application for the future construction of a single-family residence. (Categorically exempt under Section 15315 of State CEQA Guidelines) (R-1-20 Single Family Residential Zone) (Staff Planner: Andrew Kusch)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

3. ZON-2019-0159. APPLICANT: BRANDON BEVINS (MULBERRY STREET RISTORANTE); PROPERTY OWNER: DENIS BEVINS

A request to change an existing Administrative Restaurant Use Permit to a new Conditional Use Permit for a Type 47 ABC License (on-site sale of beer, wine and distilled spirits) for an existing restaurant (Mulberry Street Ristorante), which includes Entertainment per FMC 15.30.030.3.B.21 at 114 West Wilshire Avenue. (Approximately 157 feet west of the intersection of Harbor Boulevard and Wilshire Avenue, on the south side of Wilshire Avenue) (Categorically exempt under Section 15301 of State CEQA Guidelines) (C-3-ROD (Central Business District Commercial) Restaurant Overlay District) (Staff Planner: Christine Hernandez)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

4. ZON-2019-0160. APPLICANT: FULLERTON LOUNGE INC. (MATADOR CANTINA); PROPERTY OWNER: PHILIP JOHN GOLD

A request to amend an existing Conditional Use Permit for a Type 47 ABC License (on-site sale of beer, wine and distilled spirits) for an existing restaurant (Matador Cantina), which includes Entertainment per FMC 15.30.030.3.B.21 at 109-111 North Harbor Boulevard. (Approximately 106 feet north of the intersection of Harbor Boulevard and Commonwealth Avenue, on the west side of Harbor Boulevard) (Categorically exempt under Section 15301 of State CEQA Guidelines) (C-3-ROD (Central Business District Commercial) Restaurant Overlay District) (Staff Planner: Christine Hernandez)

RECOMMENDED ACTION: Approval, subject to conditions

[Staff Report](#)

5. LRP-2019-0083. AMENDMENTS TO TITLE 15 OF THE FULLERTON MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS

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The Planning Commission will consider and make a recommendation to the City Council regarding amendments to the Fullerton Municipal Code Title 15 (Zoning Ordinance) pertaining to Accessory Dwelling Units to conform to State regulations. (Categorically exempt under Section 15061(b)(3) of State CEQA Guidelines) (Staff Planner: Edgardo Caldera)

RECOMMENDED ACTION: Recommend approval to City Council

[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

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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