NOTICE AND CALL OF SPECIAL MEETING OF THE PLANNING COMMISSION TO THE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON AND TO THE SECRETARY

NOTICE IS HEREBY GIVEN that a special meeting of the Planning Commission of the City of Fullerton is hereby called to be held on **December 20, 2021,** commencing at **6:30 p.m.** in the Council Chambers 303 West Commonwealth Avenue, Fullerton, CA. The public and Planning Commissioners may participate remotely.

Said Special Meeting shall be held for the purposes described in the attached agenda.

Dated: Dec 6, 2021

Elizabeth Hansburg

Elizabeth Hansburg, Chair

Vice Chair

SPECIAL NOTICE REGARDING CORONAVIRUS (COVID-19) AND PLANNING COMMISSION MEETING PARTICIPATION

Zoom Meeting Details: www.zoom.us/join

Meeting ID: 810 1854 0232; Telephone Option: 1-669-900-9128

On October 5, 2021, City Council adopted Resolution No. 2021-73 which makes the legally required findings to continue to authorize remote meeting participation for legislative body members per Assembly Bill 361. City Council will continue to make this finding every 30 days. Some or all of the Fullerton Planning Commission/Landmarks Commission may participate in meetings via teleconference.

PUBLIC PARTICIPATION: Members of the public can **access meetings streamed live online at https://fullerton.legistar.com, on Spectrum Cable Channel 3, and AT&T U-Verse Channel 99.**

The Council Chamber will have seating available on a first-come, first-served basis for members of the public to attend the meeting in person. All persons visiting City facilities shall observe health and safety protocols.

PUBLIC COMMENTS: In lieu of attendance at the meeting, the public may make oral public comments via computer, smart device, or telephone by following the instructions on the next page.

CORRESPONDENCE: The public can send correspondence to the Planning Commission/Landmarks Commission regarding agenda items by emailing Janet.Ragland@cityoffullerton.com with the subject line "PLANNING COMMISSION MEETING CORRESPONDENCE - ITEM #" (insert the item number relevant to your comment) or "PLANNING COMMISSION MEETING CORRESPONDENCE NON-AGENDA ITEM" or by clicking on the eComment link accompanying the agenda posted online at https://fullerton.legistar.com. Staff will forward correspondence received to Commission members. **Correspondence is not read during public comment portion of the meeting;** however, all correspondence received becomes part of the official record of the meeting. Staff posts correspondence online with the meeting's supplemental materials. Contact the Community and Economic Development Department at (714) 738-6598 with any questions.

ACCESSIBILITY: If requested, staff will make the agenda and backup materials available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Community and Economic Development Department at (714) 738-6598 no later than 48 hours before the meeting.

INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

The public may remotely participate in the meeting to make oral public comment via computer, smart device, or telephone.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item.

To log into Zoom from your computer or smart device, follow these steps (Your device must have audio capability to participate.):

Go To: www.zoom.us/join

Enter Meeting ID: 810 1854 0232

To call into Zoom from your telephone, follow these steps:

Dial 1-669-900-9128 and press pound (#)

Enter Meeting ID: 810 1854 0232 (and press pound (#))

Optional: You may enter your name when prompted, but this is not required to participate. Staff will remove anyone entering names that violate community standards.

1. **Use the "raise hand" function to join the queue to speak on the current agenda item** when the Chair calls the item for discussion.

   Computer / Smart Device Users: You can find the raise hand option under your participant name.

   Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address the Planning Commission.

   Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. Please state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers will be visible to all participants. The City records all public meetings.

NOTE: The meeting video will not stream through the Zoom meeting. To view the meeting, please go to **https://fullerton.legistar.com, Spectrum Cable Channel 3, or AT&T U-Verse Channel 99.** However, please listen to the audio of the meeting though Zoom as you wait for your turn to speak. The video stream has up to a 30 second delay and you may miss your turn to speak if you are not listening through the Zoom app.

FULLERTON PLANNING COMMISSION
LANDMARKS COMMISSION
AGENDA – DECEMBER 20, 2021
303 WEST COMMONWEALTH AVENUE
FULLERTON, CALIFORNIA 92832-1775

MEETINGS: The Fullerton Planning Commission/Landmarks Commission meets every other Wednesday of the month, convening at 6:30 p.m.

PUBLIC COMMENT: The public may comment on matters not appearing on the agenda, but within the subject matter jurisdiction of the Planning Commission/Landmarks Commission. Prior to public comments, the public may request the removal of consent items for further discussion. Those wishing to speak on a regular business or a public hearing item on this agenda may do so when the Chair calls that specific item for consideration.

Each speaker addressing non-agenda and consent calendar items shall have three minutes to make their remarks. Those speaking on regular business items and public hearing items shall have no more than three minutes per item to address the Commission. No person shall speak more than one time to the same item. The Chair may request that a spokesperson represent a group wishing to address the Planning Commission/Landmarks Commission. The Chair or majority of the Planning Commission/Landmarks Commission may grant an extension of time for a speaker. No speaker may yield their time to another speaker.

PERSONS ADDRESSING THE COMMISSION: See special notice regarding Coronavirus (COVID-19) and Planning Commission/Landmarks Commission meeting participation for instructions to participate in the meeting. State your name and city of residence for the record at the beginning of your remarks. All speakers shall observe civility, decorum, and good behavior. Any item submitted to the Planning Commission/Landmarks Commission during the meeting shall become public record and subject to applicable disclosure laws.

AGENDA ITEMS: This agenda contains a brief summary of each item the Planning Commission/Landmarks Commission will consider. The Planning Division posts the agenda packet online no later than 72 hours prior to the meeting 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 and Economic Development Department for assistance.

In accordance with CA Government Code Section 54957.5, the public may inspect any writings or documents relating to an open session agenda item distributed after posting of the agenda packet but prior to the meeting. The City will post such writings and documents received in sufficient time on the City's website at www.cityoffullerton.com.

ADA REQUIREMENTS: The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in this meeting, please contact the Community and Economic Development Department at (714) 738-6598 at least 48 hours prior to the scheduled meeting.

Douglas Cox	Wayne Carvalho	Arnel Dino	Peter Gambino
Vice Chair	Commissioner	Commissioner	Commissioner

CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
SPECIAL MEETING AGENDA
DECEMBER 20, 2021, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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 – DECEMBER 8, 2021

RECOMMENDED ACTION: Continue the December 8, 2021 Planning Commission Meeting Minutes

COMMUNICATION DISCLOSURE

Commissioner communication disclosure regarding agendized items.

REGULAR BUSINESS - None

PUBLIC HEARINGS

2. PRJ19-00138 – SUB19-00003. APPLICANT AND PROPERTY OWNER: JEFFREY AND ROZANNA ELSENPETER.

Request for a 24-month extension of a previously approved Tentative Parcel Map (TPM 2019-112) to subdivide a 1.9-acre (82,436 sq. ft.) parcel in the R-1-20 zone into two lots on property located at 1167 West Valley View Drive (north side of Valley View Drive approximately 400 feet east of Carhart Avenue). (Categorically exempt under Section 15315 of State CEQA Guidelines) (Single-Family Residential, minimum lot size 20,000 sq. ft. (R-1-20) Zone) (Staff Planner: Edgardo Caldera)

RECOMMENDED ACTION: Approval

Staff Report

3. ZON-2021-0101. APPLICANT: HYUNG-JOON SIM - INNOARC; PROPERTY OWNER: THE ASBR LIVING TRUST.

Request for a Conditional Use Permit (CUP) to allow a childcare center within the G-C, General Commercial zone on property located at 1901 North Euclid Street (West side of Euclid Street, approximately 425 feet South of Rosecrans Avenue). (Categorically exempt under Section 15301 of State CEQA Guidelines) (General Commercial (G-C) Zone) (Staff Planner: Edgardo Caldera)

RECOMMENDED ACTION: Approval

Staff Report

4. PRJ2020-00008 – ZON-2020-0074, SUB-2020-0003, LRP-2020-0016, LRP-2020-0017, LRP-2020-0018. APPLICANT: CS ACQUISITION VEHICLE, LLC (CORE SPACES); PROPERTY OWNER: EDMUNDO F DIAZ AND LILIA M DIAZ TRUST AND 2751 CHAPMAN LLC.

Request for the redevelopment of a 3.55-acre site on property located at 2601-2751 East Chapman Avenue (Northeast corner of Chapman and Commonwealth Avenues). The project involves the demolition of the existing office buildings and the construction of a student-oriented residential housing project with neighborhood-supporting commercial space of the ground floor. (Mitigated Negative Declaration) (Office Professional (O-P) Zone) (Staff Planner: Heather Allen)

RECOMMENDED ACTION: Recommend approval to City Council

Staff Report (Including Attachments 1-2) Environmental Documents (Attachment 3)

Site Plan and Elevations (Attachment 4a) Landscape Plans (Attachment 4b)

Tentative Parcel Map and Conceptual Grading (Attachment 4c)

Draft Specific Plan (Attachment 5)

SELECTION OF CHAIR AND VICE CHAIR

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.