



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
OCTOBER 27, 2021, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

Planning Commission conducted this meeting in accordance with AB 361 and COVID-19 pandemic protocols.

6:30 p.m.

CALL TO ORDER

Chair Hansburg called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Commissioner Gambino.

All present

ROLL CALL

Present: Chair Hansburg, Vice Chair Cox, Commissioners Carvalho, Gambino, Dino (arrived 6:35 p.m.)

Absent: None

Staff Present: Planning Manager Heather Allen, Acting City Engineer Derek Wieske, City Traffic Engineer Dave Roseman, Deputy City Attorney Scott Porter, Associate Planner Christine Hernandez, Deputy City Clerk Susana Barrios, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

None

CONSENT CALENDAR

This item was voted on after item 4 to allow for all Commissioners to be present.

It was moved by Commissioner Dino, seconded by Vice Chair Cox, to approve the September 29, 2021, and October 13, 2021, meeting minutes.

Motion carried 3-0-2 (Commissioners Carvalho and Gambino abstained).

Approved

1. MINUTES – SEPTEMBER 29, 2021, and OCTOBER 13, 2021

RECOMMENDED ACTION: Approve the September 29, 2021, and October 13, 2021, Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE

The Commissioners made the following disclosures:

- Chair Hansburg, a meeting with the Applicant for Item 3.
- Vice Chair Cox, an invitation to meet with the Applicant, a meeting with people at the nearby senior apartments, and receipt of correspondence from area residents, for Item 4.
- Commissioner Carvalho, an invitation to meet with the Applicant and interested parties but did not have the opportunity to speak with either, for Item 4.
- Commissioner Gambino, an invitation to meet with the Applicant but did not have the opportunity, receipt of correspondence from area residents, and spoke with Jane Reifer, for item 4.

Resolution No. PC-2021-42 adopted, as amended, and PC-2021-43 adopted

2. PRJ2021-00009 – SUB-2021-0001 – ZON-2021-0085. APPLICANT AND PROPERTY OWNER: CRISPIN ELEY.

Associate Planner Hernandez provided a staff report and presentation on a request for a Tentative Parcel Map to subdivide one parcel into two parcels and a Minor Site Plan for the review of development standards and architectural compatibility on property located at 416 West Las Palmas Drive.

Chair Hansburg opened public comments at 6:40 p.m.

Applicant Crispin Eley spoke and requested a modification to the required condition to rehabilitate Las Palmas Drive (Public Works Condition #7, Resolution No. PC-2021-42) to establish a maximum cost associated with compliance.

Acting City Engineer Wieske stated that the cost of implementing the conditioned improvement is not available without knowing the pavement thickness and would be based on a geotechnical report. He noted, however, that an in-lieu payment, rather than construction, is identified as an option for compliance.

The following addressed the Planning Commission:

- Jenson Hallstrom, inquired about proposed landscape plans of parcel 2, encouraged use of native plants, and retaining orange trees.
- Lynn Fruchey, believed it unreasonable for project to make roadway improvement at house frontage considering poor condition of remaining road.
- Dawn Hanson, inquired about use of payments made for specific improvements.

Clementina Eley stated that the orange trees would mostly remain, and landscaping will include drought tolerant native plants.

Chair Hansburg completed public comments at 6:48 p.m.

Acting City Engineer Wieske stated that the agreed upon in lieu payment for a previous item that came before the Planning Commission has not yet been received by the City, but budgeting practice is to include it in the street fund for use on resurfacing projects.

Vice Chair Cox made a motion to amend Public Works Condition #7 in Resolution No. PC-2021-42 such that the project is required to rehabilitate the existing asphalt concrete along the project frontage to center line (rather than entire street width) and to add to this condition that in no case shall compliance with this obligation exceed \$15,000.

Chair Hansburg made a substitute motion to amend Public Works Condition #7 in Resolution No. PC-2021-42 such that the project is required to rehabilitate the existing asphalt concrete along the project frontage to center line (rather than entire street width) and to add to this condition that in no case shall compliance with this obligation exceed \$20,000.

It was moved by Chair Hansburg, seconded by Commissioner Carvalho, to adopt Resolution Nos. PC-2021-42, as amended, and PC-2021-43, entitled:

RESOLUTION NO. PC-2021-42 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP TO SUBDIVIDE PROPERTY ZONED R-1-20 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 20,000 SQUARE FEET) INTO TWO LOTS ON PROPERTY LOCATED ON THE SOUTH SIDE OF LAS PALMAS DRIVE APPROXIMATELY 1,070 FEET WEST OF HARBOR BOULEVARD ADDRESSED 416 WEST LAS PALMAS DRIVE

RESOLUTION NO. PC-2021-43 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MINOR SITE PLAN TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING ON A NEWLY CREATED PARCEL ON PROPERTY ZONED R-1-20 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 20,000 SQUARE FEET) LOCATED ON THE SOUTH SIDE OF LAS PALMAS DRIVE APPROXIMATELY 1,070 FEET WEST OF HARBOR BOULEVARD

Motion carried 5-0.

Chair Hansburg explained the 10-day appeal process.

ZON-2021-0059. APPLICANT: MULBERRY STREET RISTORANTE, BRANDON BEVINS; PROPERTY OWNER: DENNIS BEVINS TRUST.

Associate Planner Hernandez provided a staff report and presentation on a request for a modification of the existing Conditional Use Permit (CUP) to expand the footprint of the existing restaurant, per FMC 15.30.030.3.B.21. on property located at 112-114 West Wilshire Avenue.

Chair Hansburg opened public comments at 7:29 p.m.

Applicant Brandon Bevins spoke (via Zoom) and responded questions of the Commission.

The following addressed the Planning Commission:

- Judith Kaluzny, Fullerton, questioned this project with respect to the existing Outdoor Dining Encroachment process.
- Maureen Milton, Fullerton, inquired as changes to the restaurant and to ADA restroom access.
- Saskia Kennedy, Fullerton Observer, questioned width of remaining walkway.

The following addressed the Planning Commission via Zoom:

- Jane Rands, Fullerton, questioned this project with respect to applicant's outdoor dining on Wilshire as part of the Walk on Wilshire project.

Applicant Brandon Bevins (via Zoom) responded to public comments.

Architect George Kelly responded regarding the outdoor dimensions.

Chair Hansburg completed public comments at 7:39 p.m.

Planning Manager Allen responded to questions regarding the encroachment agreement, restaurant operation conditions, and scope of the entitlement.

It was moved by Vice Chair Cox, seconded by Commissioner Dino, to adopt Resolution No. PC-2021-44, entitled:

RESOLUTION NO. PC-2021-44 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT (PC-2020-18), TO EXPAND THE FOOTPRINT OF THE EXISTING RESTAURANT (MULBERRY STREET RISTORANTE) WITH A TYPE 47 (ON-SITE SALE OF BEER, WINE AND DISTILLED SPIRITS) ABC LICENSE, AND ENTERTAINMENT TO INCLUDE A NEW OUTDOOR DINING PATIO ON PROPERTY LOCATED AT 112-114 WEST WILSHIRE AVENUE (LOCATED AT THE SOUTH SIDE OF WILSHIRE AVENUE 157 FEET

WEST OF THE INTERSECTION OF WILSHIRE AVENUE AND HARBOR BOULEVARD)

Motion carried 5-0.

Chair Hansburg explained the 10-day appeal process and recessed the meeting at 7:50 p.m.

Chair Hansburg reconvened the meeting at 8:00 p.m.

Resolution Nos. PC- 4.
2021-45 adopted,
PC-2021-46
adopted, as
amended, PC-2021-
47, adopted, as
amended, PC-2021-
48 adopted, PC-
2021-49 adopted,
PC-2021-50
adopted, as
amended

PRJ2021-00006 – ZON-2021-0032, SUB-2021-0002, LRP-2021-0006, LRP-2021-0007, LRP-2021-0008. APPLICANT: SHOPOFF REALTY INVESTMENTS, L.P.; PROPERTY OWNER: SUNRISE VILLAGE OWNER, LLC.

Planning Manager Allen provided a staff report and presentation on a request for the redevelopment of a 12.52-acre site located in a portion of the Sunrise Village Shopping Center, at the southwest corner of Euclid Street and Rosecrans Avenue. The project involves the demolition of 108,300 sq. ft. of existing on-site uses (45% vacancy) and the construction of a 164-dwelling unit (DU) residential community, including 49 detached single-family residential homes and 115 townhomes on property located at 1144 Rosecrans Avenue, 1715/1723 Euclid Street, and 1701/1751/1801-1900 Euclid Street.

Chair Hansburg opened public comments at 8:23 p.m.

Applicant James O'Malley provided a presentation and answered Commissioners' questions.

The following addressed the Planning Commission in support of the project or aspects of it:

- Craig Lawson
- Jenson Hallstrom (and requested creek restoration in Development Agreement)
- Jeff Stevens
- Wyatt Pritchard
- Larry Rettle
- Debra Pember

The following addressed the Planning commission in opposition to the project or aspects of it:

- Linda Conejo
- Margaret Dunn
- Teresa Lim
- Cynthia Gil-Santeon
- Lynn Fruchey
- Dawn Hanson
- Samuel Hui

- Jay Kim
- Catherine Lancaster
- Carol Edmonston
- Dan Brennan
- Carrie Brennan
- Barbara Kilponen
- John Park
- Jeff Coffman
- Alyssa Lawrence
- George Moray
- Judith Kaluzny
- Eddie Cooper

The following addressed the Planning Commission via Zoom in support of the project or aspects of it:

- Jane Reifer (and requested creek restoration in Development Agreement as well as conditioning the project to also include enhancements to the bus stop at Paseo Dorado)
- Jane Rands
- Jeff Stevens
- Jose Trinidad Castaneda
- Tyler Rupp

The following addressed the Planning Commission via Zoom in opposition to the project or aspects of it:

- Jane Rands
- Russ Cliff
- Cathy Yang

Chair Hansburg recessed the meeting at 10:13 p.m.

Chair Hansburg reconvened the meeting at 10:24 p.m.

Applicant O'Malley responded to concerns regarding center ownership, roads, schools, traffic, evictions, crime, outreach, and creek preservation.

Katie Cawelti summarized the applicant's outreach efforts to the community.

Deputy City Attorney Porter responded regarding conflict-of-interest claim.

Commissioners asked questions of City staff and the applicant.

Acting City Engineer Wieske responded to questions regarding road improvements and sewer infrastructure.

Planning Manager Allen responded regarding bus stop improvements, sidewalks, noticing, construction hours, dust

regulations, park dwelling fees, and clarified the zoning amendment.

Applicant O'Malley responded regarding high-speed internet access, demolition hours, home pricing, and grading.

City Traffic Engineer Roseman responded regarding traffic generation and improvements to be made by the project.

Chair Hansburg closed public comments at 11:13 p.m.

Chair Hansburg made a motion to recommend approval of the project to the City Council with a modification to the Development Agreement Term to change it from 10 years (section 2.4) with two five-year extension options (section 5.1) to five years with one five-year extension option.

Planning Manager Allen recapped the potential modifications identified in public comments and Commission deliberations as modifying Traffic Engineering Condition #13 to add also the bus stop at Paseo Dorado / Euclid and to consider the addition of a creek restoration public benefit to the Development Agreement (Exhibit C).

Deputy City Attorney Porter provided draft language for purposes of amending Exhibit C to add a creek restoration public benefit should a design be technically and financially feasible for the portion of the channel along Euclid Street from Rosecrans to Paseo Dorado.

Chair Hansburg amended her prior motion to recommend approval of the project to the City Council with a modification to the Development Agreement Term to change it from 10 years (section 2.4) with two five-year extension options (section 5.1) to five years with one five-year extension option, add a creek restoration public benefit for those above-ground portions consistent with the framework outlined by the Deputy City Attorney, and modify Traffic Engineering Condition #13 to add also the bus stop at Paseo Dorado / Euclid.

It was moved by Chair Hansburg, seconded by Commissioner Carvalho, to adopt Resolution Nos. PC-2021-45, PC-2021-46 as amended, PC-2021-47 as amended, PC-2021-48, PC-2021-49, and PC-2021-50 as amended, entitled:

RESOLUTION NO. PC-2021-45 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION, INCLUDING ANALYSIS OF THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT, PROJECT DESIGN FEATURES, STANDARD CONDITIONS, MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PINES AT SUNRISE VILLAGE PROJECT ON A 12.52-ACRE PROPERTY

LOCATED ON THE SOUTHWEST CORNER OF EUCLID STREET
AND ROSECRANS AVENUE

RESOLUTION NO. PC-2021-46 – A RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF FULLERTON,
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL
APPROVE A MAJOR SITE PLAN FOR A 164-DWELLING UNIT
RESIDENTIAL COMMUNITY, INCLUDING 49 DETACHED SINGLE-
FAMILY RESIDENTIAL HOMES AND 115 TOWNHOMES ON A
12.52-ACRE PROPERTY LOCATED ON THE SOUTHWEST
CORNER OF EUCLID STREET AND ROSECRANS AVENUE

RESOLUTION NO. PC-2021-47 – A RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF FULLERTON,
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL
APPROVE TENTATIVE TRACT MAP TTM 19148 TO CREATE A
RESIDENTIAL SUBDIVISION WITH TWO LOTS FOR
CONDOMINIUM PURPOSES ON A 12.52-ACRE PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF EUCLID STREET
AND ROSECRANS AVENUE

RESOLUTION NO. PC-2021-48 – A RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF FULLERTON,
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL
APPROVE A GENERAL PLAN REVISION TO CHANGE THE
COMMUNITY DEVELOPMENT TYPE FROM COMMERCIAL TO
LOW/MEDIUM DENSITY RESIDENTIAL ON A 12.52-ACRE
PROPERTY LOCATED ON THE SOUTHWEST CORNER OF EUCLID
STREET AND ROSECRANS AVENUE

RESOLUTION NO. PC-2021-49 – A RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF FULLERTON,
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL
APPROVE A ZONING AMENDMENT TO CHANGE THE ZONING
CLASSIFICATION FROM GENERAL COMMERCIAL (G-C) TO
PLANNED RESIDENTIAL DEVELOPMENT - INFILL (PRD-I) ON A
12.52-ACRE PROPERTY LOCATED ON THE SOUTHWEST
CORNER OF EUCLID STREET AND ROSECRANS AVENUE AND
PROVIDE CLARIFYING AMENDMENTS TO TABLE 15.20.130.B AND
15.20.140.A FOR CERTAIN STANDARDS INTERNAL TO A
DEVELOPMENT

RESOLUTION NO. PC-2021-50 – A RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF FULLERTON,
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL
APPROVE A DEVELOPMENT AGREEMENT FOR THE PINES AT
SUNRISE VILLAGE ON A 12.52-ACRE PROPERTY LOCATED ON
THE SOUTHWEST CORNER OF EUCLID STREET AND
ROSECRANS AVENUE

Motion carried 4-1 (No: Gambino).

PLANNING COMMISSION / LANDMARKS COMMISSION STAFF COMMUNICATIONS AND REVIEW OF CITY COUNCIL ACTIONS

AGENDA FORECAST

November 10, 2021, and November 24, 2021, Fullerton Planning Commission/Landmarks Commission Regular Meetings are cancelled.

A Special Meeting will be held on November 17, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

12:00 p.m.

ADJOURNMENT

Chair Hansburg adjourned the meeting at 12:00 p.m. midnight.

Janet Ragland, Clerk to the Planning Commission

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