

PUBLIC HEARINGS

Resolution No. PC-2023-12, adopted, upholding Zoning Administrator decision

2. ZON-2021-0041 – ZON-2023-0034. APPELLANT: HEATHER METOYER; PROPERTY OWNER: GEOTECH DEVELOPMENT CORPORATION.

Senior Planner Caldera provided a presentation on a request for an Appeal of the Zoning Administrator determination of approval for a Minor Site Plan to redevelop a 0.71-acre site with 25 residential townhomes over one level of subterranean garage parking on property located at 245 North State College Boulevard.

Chair Mansuri opened the public hearing at 6:45 p.m.

The following addressed the Planning Commission:

- Kara Block, Architect, spoke about the project design and answered Commissioners' questions regarding wheelchair accessibility and electric vehicle charging stations.

The following addressed the Planning Commission via Zoom:

- Heather Metoyer, Appellant, spoke in support of development but is uncomfortable with the number of proposed townhomes for this area.
- Jane Reifer, Fullerton, spoke about pedestrian safety, trees, fire, infill development, and historic properties.

The following addressed the Planning Commission:

- Maureen Milton, Fullerton, inquired about ingress and egress, emergency exits, stairway handrails, public art, and sidewalks.
- Curtis Gamble, Fullerton, spoke in support of the project.
- Larry Lazar, Consultant, spoke about public outreach.

Chair Mansuri closed the public hearing at 7:33 p.m.

Chair Mansuri reopened the public hearing at 7:36 p.m.

The following addressed the Planning Commission via Zoom:

- Heather Metoyer, Appellant, requested review of utility pole placement.

Chair Mansuri closed the public hearing at 7:37 p.m.

Commissioners requested the addition of the following required conditions:

1. Frost or elevate bedroom windows facing neighboring residential properties to preserve neighbors' privacy
2. Use of 36" box trees where appropriate
3. Privacy hedge on sundeck adjacent to residential

properties on west side

4. \$5,000,000 grading bond

It was moved by Commissioner Tutor, seconded by Commissioner Dino, to adopt Resolution No. PC-2023-12, denying the appeal and adding four conditions of approval, entitled:

RESOLUTION NO. PC-2023-12 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A RESOLUTION UPHOLDING THE DECISION OF THE ZONING ADMINISTRATOR APPROVING A MINOR SITE PLAN TO REDEVELOP A 0.71 ACRE SITE WITH 25 RESIDENTIAL TOWNHOMES OF WHICH 15 PERCENT OF THE UNITS WILL BE DEED-RESTRICTED FOR VERY LOW-INCOME HOUSEHOLDS ON PROPERTY ZONED R-G, LOCATED AT 245 NORTH STATE COLLEGE BOULEVARD

Motion carried 3-1-1 (No: Gambino; Absent: Cox).

REGULAR BUSINESS

Direction to Staff
provided

3. PLANNING COMMISSION MEETING SCHEDULE

Planning Manager Schaefer led discussion regarding the possibility of modifying the Planning Commission Meeting schedule.

Chair Mansuri opened public comments at 7:53 p.m.

The following addressed the Planning Commission:

- Curtis Gamble, Fullerton, spoke about changing the meeting schedule.
- Maureen Milton, Fullerton, spoke about meeting the second and fourth Wednesdays of the month.

The following addressed the Planning Commission via Zoom:

- Jane Rands, Fullerton, spoke about changing the meeting schedule to a regular time of month.
- Jane Reifer, Fullerton, spoke about Active Transportation Committee meeting cancellations.

Chair Mansuri closed public comments at 8:03 p.m.

It was moved by Chair Mansuri, seconded by Commissioner Gambino, to direct Staff to return with a resolution to change the Planning Commission meeting schedule to the second and fourth Wednesdays of the month commencing 2024.

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