

RESOLUTION NO. 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT FOR A HUMAN SERVICE AGENCY INCLUDING RECUPERATIVE CARE, NAVIGATION CENTER WITH WRAP-AROUND SERVICES AT 3535 WEST COMMONWEALTH AVENUE

ZON-2019-0131

APPLICANT: ILLUMINATION FOUNDATION
PROPERTY OWNER: THE BROADDUS FAMILY TRUST

RECITALS

WHEREAS, an application was filed by Illumination Foundation requesting a Conditional Use Permit for a Human Service Agency at 3535 West Commonwealth Avenue, more specifically described as:

Orange County Assessor's Parcel No. 030-040-15

WHEREAS, the Planning Commission of the City of Fullerton, in compliance with the noticing requirements of Fullerton Municipal Code (FMC) Section 15.76.060, duly held a public hearing in which it approved said application.

WHEREAS, an appeal was filed challenging the Planning Commission's approval on December 20, 2019.

WHEREAS, pursuant to FMC Section 15.70.060 an action by the Planning Commission may be appealed to the City Council for consideration at a noticed public hearing.

WHEREAS, the decision by the City Council shall be final.

WHEREAS, the City Council of the City of Fullerton, after due notice thereof, duly held a public hearing on said appeal.

WHEREAS, the City Council of the City of Fullerton does hereby UPHOLD the Planning Commission decision to approve the conditional use permit and DENY the Appeal.

RESOLUTION

NOW, THEREFORE, BE IT FOUND DETERMINED AND RESOLVED by the City Council of the City of Fullerton, as follows:

1. In all respects as set forth in the Recitals of the Resolution.

2. The City Council, pursuant to Fullerton Municipal Code §15.70.040.D., considered the following findings and facts as the basis for its decision to deny the appeal and approve the conditional use permit as recommended by the Fullerton Planning Commission:

Finding: That the proposed use is conditionally permitted in the zone and complies with all applicable zoning standards.

Fact: Pursuant to Fullerton Municipal Code Section 15.30.040.4.B.8 a Human Service Agency is conditionally permitted in the Commercial Manufacturing (C-M) zoning district. The Illumination Foundation is proposing to convert an existing building into a human service agency including recuperative care, navigation center and wrap-around services. Exterior modifications are limited to improvements to the landscaping in the front setback area, restriping of the parking lot along the east side of the building and various improvements to a fenced area in the rear of the existing structure. All proposed improvements comply with the zoning and development standards for the C-M zone.

Finding: That the proposed use is consistent with the goals and policies of the general plan of the city or any specific plan applicable to the area of the proposed use.

Fact: The proposed use supports the Goal 3 of the Housing Element which is to provide a supply of safe housing ranging in cost and type to meet the needs of all segments of the Community. The proposed human service agency with recuperative care and navigation center provides a crucial first step for people experiencing homelessness to start to receive the services they need in order to place them in transitional or permanent supportive housing.

Finding: That the proposed use as conditioned will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

Fact: Based on the submitted plans, operational plan and conditions of approval placed on the requested conditional use permit, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The overarching goal for both the applicant (Illumination Foundation) and the City is for the proposed facility to operate in a manner that does not attract any attention or interest to the building from motorists on Commonwealth Avenue, visitors, employees or patrons of the nearby industrial businesses or from the general public. Site design and operational components which support this goal include: no walk-up clients are permitted at the facility, all client intake, arrivals and departures from the facility will occur from the rear of the structure behind a solid wood and metal clad gate, there will be no exterior signage which indicates the nature of the activities occurring within the facility and onsite parking will be actively managed by the applicant to ensure that there is no spillover parking onto adjacent properties.

Finding: That the project or use demonstrates compliance with the Design Criteria specified in Section 15.47.060 of Chapter 15.47

Fact: Alterations or additions to the existing building are limited to new landscaping, restriping of parking and improvements within the rear courtyard area to provide covered and uncovered outdoor spaces for facility clients. All of the proposed improvements within the rear courtyard area will be fully screened from the public right-of-way and adjacent

properties. As a result, these proposed improvements are consistent with the applicable design components contained in Chapter 15.47.060.

ADOPTED BY THE FULLERTON CITY COUNCIL ON JANUARY 21, 2020.

Jennifer Fitzgerald, Mayor

ATTEST:

Lucinda Williams, City Clerk

Date