



**CITY OF FULLERTON  
PLANNING COMMISSION/LANDMARKS COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 1, 2021, 6:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

*Planning Commission conducted this meeting in accordance with California Governor Newsom's Executive Orders N-20-20 and N-35-20 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 Cox.

All present

**ROLL CALL**

**Present:** Chair Hansburg, Vice Chair Cox, Commissioners Carvalho, Dino, Thompson

**Absent:** None

**Staff Present:** Planning Manager Heather Allen, Senior Planner Maribeth Tinio (via Zoom), Principal Civil Engineer Derek Wieske, Deputy City Attorney Scott Porter, Administrative Assistant Janet Ragland

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

It was moved by Vice Chair Cox, seconded by Commissioner Thompson, to approve the consent calendar.

Motion carried 4-0-1 (Chair Hansburg abstained).

Approved

**1. MINUTES – JULY 21, 2021**

**RECOMMENDED ACTION:** Approve the July 21, 2021 Planning Commission Meeting Minutes.

**COMMUNICATION DISCLOSURE**

Chair Hansburg, Vice Chair Cox, Commissioner Carvalho, and Commissioner Thompson disclosed speaking with the applicant regarding Item 2 on the agenda. Deputy City Attorney Porter confirmed

with each that nothing was discussed that was not already provided in the staff report for this item.

## PUBLIC HEARINGS

Resolution Nos. PC-2021-21, PC-2021-22, PC-2021-23, PC-2021-24, PC-2021-25 adopted

2. PRJ2020-00003: ZON-2020-0019 – ZON-2021-0002 – LRP-2020-0005 – LRP-2020-0006. APPLICANT: PROGENY 1, LP; PROPERTY OWNER: MCEB, LLC.

Planning Manager Allen provided a staff report and presentation on a request to redevelop a 0.56-acre site with a mixed-use development including 20 residential apartments of which 5% (one unit) are deed-restricted for a very-low-income household and 1,152 sq. ft. of ground floor commercial space on property located at 415 South Highland Avenue.

Chair Hansburg opened the public hearing at 6:55 p.m.

Applicant and owner Greg McCafferty gave a short presentation on the site history and development plans followed by IDS Group Principal Civil Engineer Peter Gambino, representing the project design team.

The following addressed the Commission via Zoom:

- Neighborhood resident Patricia shared her concerns regarding parking.

Chair Hansburg closed the public hearing at 7:08 p.m.

It was moved by Commissioner Carvalho, seconded by Vice Chair Cox, to adopt Resolution Nos. PC-2021-21, PC-2021-22, PC-2021-23, PC-2021-24, and PC-2021-25, entitled:

RESOLUTION NO. PC-2021-21 – 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 A PROPOSED MIXED-USE PROJECT WITH 20 RESIDENTIAL APARTMENTS OF WHICH 5% (ONE UNIT) ARE DEED-RESTRICTED FOR VERY-LOW-INCOME WITH 1,152 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

RESOLUTION NO. PC-2021-22 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON,

CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A MAJOR SITE PLAN FOR A MIXED-USE PROJECT WITH 20 RESIDENTIAL APARTMENTS OF WHICH 5% (ONE UNIT) ARE DEED-RESTRICTED FOR VERY LOW INCOME WITH 1,152 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

RESOLUTION NO. PC-2021-23 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A MINOR EXCEPTION ALLOWING SETBACK ENCROACHMENT ON THE VALENCIA DRIVE STREET SIDE OF THE BUILDING ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

RESOLUTION NO. PC-2021-24 – 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 NEIGHBORHOOD CENTER MIXED-USE ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE AND ADD “C-3 WHEN USED TO IMPLEMENT DWELLING UNITS AS PART OF A MIXED-USE DEVELOPMENT PURSUANT TO FULLERTON MUNICIPAL CODE SECTION 15.30.040.E” AS A ZONING CLASSIFICATION CONSISTENT WITH THE NEIGHBORHOOD CENTER MIXED-USE COMMUNITY DEVELOPMENT TYPE

RESOLUTION NO. PC-2021-25 – 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 CENTRAL BUSINESS DISTRICT COMMERCIAL (C-3) ON A 0.56-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HIGHLAND AVENUE AND VALENCIA DRIVE

Motion carried 5-0.

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

Planning Manager Allen noted that City Council approved a Planning and Building Fee increase effective October 2021, extended the

Exclusive Negotiation Agreement with Parkwest for a potential hotel at the Fullerton Transportation Center, and appointed an Interim Director of Community and Economic Development. She also shared upcoming Planning Commission items.

Vice Chair Cox and Commissioner Dino shared their experiences at several new Fullerton businesses.

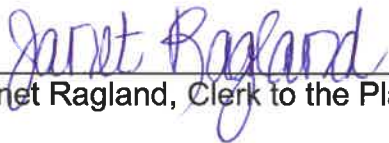
## AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on September 15, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:25 p.m.

## ADJOURNMENT

Chair Hansburg adjourned the meeting at 7:25 p.m.

  
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Janet Ragland, Clerk to the Planning Commission