



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 29, 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.

6:31 p.m.

CALL TO ORDER

Chair Hansburg called the meeting to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE led by Commissioner Carvalho.

All present

ROLL CALL

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

Absent: None

Staff Present: Planning Manager Heather Allen, Principal Civil Engineer Derek Wieske, Traffic Engineer Consultant Dave Roseman (via Zoom), Deputy City Attorney Scott Porter, Deputy City Clerk Susana Barrios, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Judith Kaluzny, Fullerton, expressed concern with the over-concentration of alcohol licenses in the Downtown and the associated costs to the City.
- Martha Adams, Fullerton, disagrees that more high density is needed in Fullerton.

The following addressed the Planning Commission via Zoom:

- Sam Andreano, Fullerton, supporting pre-2020 accessory dwelling units as short-term rentals and inquiring about SB-9.
- Jane Reifer on behalf of Maureen Milton, confirming the meeting ID.

CONSENT CALENDAR

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

Motion carried 5-0.

Approved

1. MINUTES – SEPTEMBER 15, 2021

RECOMMENDED ACTION: Approve the September 15, 2021 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE

None.

Resolution Nos. PC-2021-30, PC-2021-31 as amended, PC-2021-32 as amended, PC-2021-33, PC-2021-34, PC-2021-35, adopted, recommending approval to City Council

2. 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.

Planning Manager Allen provided a staff report and presentation on a request for the redevelopment of a 3.55-acre site involving demolition of the existing office buildings and the construction of a student-oriented residential housing project consisting of 420-units (1,251 beds) with 12,438 square feet of neighborhood-supporting commercial space of the ground floor on property located at 2601, 2701, and 2751 East Chapman Avenue.

Chair Hansburg opened the public hearing at 7:09 p.m.

Core Spaces Development Director Robert Bak, development partner Alec Paddock with Amplify Development Company, and design architect Nathan Casteel of DLR Group provided a brief presentation and answered Commissioners' questions.

The following addressed the Planning Commission:

- Sean Paden, Fullerton, regarding lack of parking for the project and the use of a new Specific Plan.
- Martha Adams, Fullerton, expressed concerns with high density, traffic, and the appearance of the building; opposed to the project if not solely for students.
- Judith Kaluzny, Fullerton, regarding the project's appearance and parking shortage.
- Cameron Irons, Property Co-Owner and leasing agent for University House's commercial spaces, shared why the current office buildings are functionally obsolete, the need for student housing, and provided information on the unused parking at the University House project across the street.
- Jane Rands, Fullerton, supported parking entrance location on Chapman rather than Commonwealth; questioned price

points, bike facilities, and parking adequacy; would like to see more permeable surface walkways.

- Maureen Milton, Fullerton, inquired about units and provisions for the mobility challenged as well as delivery accommodations.
- Jane Reifer, Fullerton, indicated the site as an appropriate area for density but expressed concerns regarding affordable unit availability, process for moving in, walking/biking experience, bus shelters, and air quality.

The Planning Commission took a brief recess from 8:03 p.m. to 8:10 p.m.

Mr. Bak responded to questions regarding adequate parking for the project.

Mr. Irons responded to questions regarding University House residential unit occupancy and parking.

Architect Joel Wilbur with DLR Group responded regarding ADA compliance and accessibility.

Mr. Bak responded to questions regarding car sharing, noise, and college move-in day.

Chair Hansburg closed the public hearing at 8:31 p.m.

Planning Manager Allen responded to questions from the Planning Commission regarding development standards and the environmental analysis.

Jason Pack of Fehr & Peers (via Zoom) and City Traffic Engineer Dave Roseman (via Zoom) responded regarding parking and ingress to the site.

Planning Manager Allen and Mr. Bak responded regarding project frontage improvements, unbundled parking, and visitor parking.

Planning Manager Allen proposed an addition to Public Works Traffic Engineering conditions in response to public comments to add condition #5 as follows, "The project applicant shall work with OCTA to provide enhanced bus stop enclosures designed to accommodate resident demand and complement the building/environment."

It was moved by Chair Hansburg, seconded by Commissioner Thompson, to adopt Resolution Nos. PC-2021-30, PC-2021-31 as amended, PC-2021-32 as amended, PC-2021-33, PC-2021-34, and PC-2021-35, entitled:

RESOLUTION NO. PC-2021-30 – 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 420-UNIT (1,251 BED) STUDENT-ORIENTED HOUSING PROJECT WITH 12,438 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. PC-2021-31 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A MAJOR SITE PLAN FOR A 420-UNIT (1,251 BED) STUDENT-ORIENTED HOUSING PROJECT WITH 12,438 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. PC-2021-32 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP TPM 2020-173 TO CREATE ONE LOT UNDER COMMON OWNERSHIP ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. PC-2021-33 – 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 OFFICE TO HIGH DENSITY RESIDENTIAL ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. PC-2021-34 – 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 OFFICE PROFESSIONAL (O-P) TO SPECIFIC PLAN DISTRICT (SPD) ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

RESOLUTION NO. PC-2021-35 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE HUB SPECIFIC PLAN TO IMPLEMENT THE LAND USE REGULATIONS ON A 3.55-ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHAPMAN AND COMMONWEALTH AVENUES

Motion carried 3-2 (No: Cox, Carvalho).

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

Planning Manager Allen provided a brief update on the outdoor dining extension authorized by the City Council.

Commissioners indicated topics on which they would like to receive additional information.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on October 13, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

9:35 p.m.

ADJOURNMENT

Chair Hansburg adjourned the meeting at 9:35 p.m.

Janet Ragland, Clerk to the Planning Commission