



CITY OF FULLERTON  
PLANNING COMMISSION/LANDMARKS COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 12, 2018, 7:00 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

7:00 p.m.

CALL TO ORDER

Chair Dunlap called the meeting to order at 7:00 p.m.

Carvalho absent

ROLL CALL

Present: Chair Dunlap, Vice-Chair Gaarder,  
Commissioners Cantor, Gambino,  
Shanfield and Pendergraft

Absent: Commissioner Carvalho

Staff Present: Ted White, Community Development  
Director; Joan Wolff, Senior Planner;  
Andrew Kusch, Associate Planner;  
Edgardo Caldera, Assistant Planner;  
Ivy Tsai, Deputy City Attorney; Janet  
Ragland, Administrative Assistant

PLEDGE OF ALLEGIANCE – Led by Chair Dunlap

None

PUBLIC COMMENTS

CONSENT CALENDAR (Item 1)

It was moved by Commissioner Cantor, seconded by  
Vice-Chair Gaarder, to approve the consent calendar as  
written.

Motion carried 6-0-1, Commissioner Carvalho absent.

The August 22, 2018 Minutes  
were approved as written

1. MINUTES – August 22, 2018

RECOMMENDED ACTION: Approve the August 22,  
2018 Planning Commission/Landmarks Commission  
Meeting Minutes as written.

None

COMMUNICATION DISCLOSURE – Commissioner communication disclosure regarding agenda items.

No items

## REGULAR BUSINESS

## PUBLIC HEARINGS

Adopted Resolution No.  
PC-2018-18, approving the  
request, subject to conditions

2. PRJ18-00262 – ZON18-00052. APPLICANT: JEFFREY MATZEK; PROPERTY OWNER: T & G TRUST; JOHN PEDICINI.

Assistant Planner Edgardo Caldera provided a staff report and brief presentation on a request for a Conditional Use Permit per FMC 15.30.030.4.B(14) for a banquet hall and event center on property located at 349 South State College Boulevard (generally located approximately 440 feet south of the corner of East Walnut Avenue and South State College Boulevard).

Chair Dunlap opened public comments at 7:10 p.m.

Applicant Jeff Matzek, representing the owner, explained the occupancy number and stated they agreed to the conditions of approval.

Chair Dunlap closed public comments at 7:12 p.m.

It was moved by Commissioner Pendergraft, seconded by Commissioner Cantor, to adopt Resolution No. PC-2018-18, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A BANQUET FACILITY IN A VACANT TENANT SPACE ON PROPERTY ZONED C-M, LOCATED AT 349 SOUTH STATE COLLEGE BOULEVARD

Motion carried 6-0-1; Commissioner Carvalho absent.

Adopted Resolution No.  
PC-2018-17, approving the

3. PRJ08-00221B – ZON08-00069B. APPLICANT: JACK FRANKLYN; PROPERTY OWNER: WNJ

request, subject to conditions

## PROPERTIES 116-118 LLC.

Associate Planner Kusch provided a staff report and brief presentation on a request to modify an existing Conditional Use Permit to expand the outdoor dining area for property located in the Central Business District at 116-118 West Commonwealth Avenue.

Chair Dunlap opened public comments at 7:31 p.m.

Applicant Jack Franklyn spoke about how the project would help to slow down traffic in the alleyway and also enhance the area.

Chair Dunlap closed public comments at 7:32 p.m.

It was moved by Commissioner Gambino, seconded by Vice-Chair Gaarder, to adopt Resolution No. PC-2018-17, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A REQUEST TO MODIFY AN EXISTING CONDITIONAL USE PERMIT TO EXPAND THE OUTDOOR DINING AREA ON PROPERTY LOCATED AT 116-118 WEST COMMONWEALTH AVENUE

Motion carried 6-0-1; Commissioner Carvalho absent.

## PLANNING COMMISSION / LANDMARKS COMMISSION / STAFF COMMUNICATIONS

Commissioner Cantor requested updates on the Hunt Branch Library Landmark Application and Mills Act.

Vice-Chair Gaarder shared information from the OCTA Board Meeting held September 10, 2018.

Commissioner Pendergraft asked how new construction in the City of Fullerton will be affected by future CA Building Code Net-Zero Energy requirements.

None

## REVIEW OF COUNCIL ACTIONS


## AGENDA FORECAST

The September 26, 2018 Planning Commission meeting will not be held.

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on October 10, 2018, at 7:00 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:46 p.m.

ADJOURNMENT – Chair Dunlap adjourned the meeting at 7:46 p.m.

  
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Janet Ragland, Clerk to the Planning Commission