



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
MAY 1, 2019, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

6:31 p.m.

CALL TO ORDER

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

All Present

ROLL CALL

Present: Chair Gaarder, Vice Chair Carvalho,
Commissioners Hansburg, Pendergraft,
Shanfield

Absent: None

Staff Present: Planning Manager Matt Foulkes, Senior
Planner Joan Wolff, Deputy City Attorney Tom
Duarte, Deputy City Clerk Susana Barrios

PLEDGE OF ALLEGIANCE led by Deputy City Attorney
Duarte.

PUBLIC COMMENTS

Dana Cisneros, Cannabis Corporate Law Firm, spoke about
legalizing cannabis activity within the City of Fullerton.

CONSENT CALENDAR – (Item 1)

It was moved by Chair Gaarder, seconded by Commissioner
Pendergraft, to approve the consent calendar.

Motion carried 5 - 0.

The February 27, 2019
Minutes were approved
as amended by Chair
Gaarder

1. MINUTES – February 27, 2019

RECOMMENDED ACTION: Approve the February 27, 2019
Planning Commission/ Landmarks Commission Meeting
Minutes.

COMMUNICATION DISCLOSURE – Commissioner communication disclosure regarding agenda items.

None.

REGULAR BUSINESS (No items)

PUBLIC HEARINGS

2. PRJ19-00035 – ZON19-00009 – ZON19-00010.
APPLICANT: URBAN AIR ADVENTURE PARK;
PROPERTY OWNER: 3503 RP FULLERTON
METROCENTER, LLC.

Adopted Resolution No.
PC-2019-05, Adopted
Resolution PC-2019-06
as amended

Senior Planner Wolff provided a staff report and presentation on a request for a Conditional Use Permit to establish a commercial recreation use (indoor trampoline park) within a multi-tenant shopping center in the G-C (General Commercial) zone and an Administrative Restaurant Use Permit (ARUP) to allow beer and wine to be served in a proposed café/snack bar within the facility. The property is addressed 1515 South Harbor Boulevard.

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

Terry Ayjian, Urban Air Adventure Park, described the variety of attractions and noted that they were requesting beer and wine service for parents while they wait for their kids.

Mr. Ayjian responded to questions regarding the sale of beer and wine and hours of operation.

Chair Gaarder closed public hearing at 6:56 p.m.

It was moved by Commissioner Pendergraft, seconded by Chair Gaarder, to adopt Resolution No. PC-2019-05 and Resolution No. PC-2019-06 as amended, entitled:

RESOLUTION NO. PC-2019-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A COMMERCIAL RECREATION USE, INCLUDING AN ANCILLARY RESTAURANT, WITHIN A MULTI-TENANT SHOPPING CENTER LOCATED IN THE G-C (GENERAL

COMMERCIAL) ZONE AT 1515 SOUTH HARBOR
BOULEVARD

RESOLUTION NO. PC-2019-06 - A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF
FULLERTON, CALIFORNIA, APPROVING AN
ADMINISTRATIVE RESTAURANT USE PERMIT TO
ALLOW THE SALE AND SERVICE OF BEER AND WINE
AT AN ANCILLARY RESTAURANT WITHIN A MULTI-
TENANT SHOPPING CENTER LOCATED IN THE G-C
(GENERAL COMMERCIAL) ZONE AT 1515 SOUTH
HARBOR BOULEVARD

The resolution was amended to include that the business
operator shall take necessary steps to ensure that any
person who consumes an alcoholic beverage during their
visit to the facility is prohibited from further participation in
the onsite recreational activities.

Motion carried 4 – 1 (No: Shanfield).

Chair Gaarder explained the 10-day appeal process.

PLANNING COMMISSION / LANDMARKS
COMMISSION STAFF COMMUNICATIONS

Chair Gaarder shared that 84 units were permitted in Fullerton last
year (including accessory dwelling units) and 54% of those units
were affordable. He noted that the 2019 Point In Time Count was
conducted and there are 473 homeless individuals in the City of
Fullerton at any given time.

Commissioner Shanfield asked what steps would have to be taken
to agendize or have a workshop on cannabis regulations. Planning
Manager Foulkes responded that staff would look for policy
direction from the City Council.

Commissioner Pendergraft stated that there are land use issues
and policy implications regarding cannabis regulations and he
agreed that there would have to be policy direction from the City
Council first.

Commissioner Hansburg asked if zoning for cannabis cultivation
would be different than zoning for cannabis manufacturing.
Planning Manager Foulkes responded yes and noted that there are
12 different license types related to Cannabis that are issued by
the state.

Commissioner Pendergraft asked if the funding for the roundabouts were grants. Planning Manager Foulkes explained the roundabouts were funded through grants from the Orange County Transportation Authority Bicycle Corridor Improvement Program and the South Coast Air Quality Management District Assembly Bill 2766 Motor Vehicle Subvention Program.

Vice Chair Carvalho referenced the Urban Air Adventure Park notification map and recommended extending the 300-foot radius for future applications involving similar shopping centers/parcels. Senior Planner Wolff responded that State Law requires a 300-foot radius from the boundaries of the parcel that it is located on. She noted that staff exceeded the 300-foot radius for the project.

Chair Gaarder asked when the Capital Improvement Program will be coming before the Planning Commission. Planning Manager Foulkes responded that he will follow up with Public Works for a date.

REVIEW OF COUNCIL ACTIONS

Planning Manager Foulkes announced that the City Council approved the following items:

- First reading of the Ordinance amendment related to alcohol policies.
- First reading of the Ordinance amendment related to the Downtown Nighttime Paid Parking Pilot Program.
- Approved the Housing Element Annual Report.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on May 15, 2019, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:21 p.m.

ADJOURNMENT

Chair Gaarder adjourned the meeting at 7:21 p.m.



Susana Barrios, Clerk to the Planning Commission