



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

6:35 p.m.

## **CALL TO ORDER**

Chair Gaarder called the meeting to order at 6:35 p.m.

Cox absent

## **ROLL CALL**

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

**Absent:** Commissioner Cox

**Staff Present:** Planning Consultant Heather Allen, Assistant  
Planner Edgardo Caldera, Acting City Engineer  
Voronel, Deputy City Attorney Tsai, Deputy City  
Clerk Susana Barrios

**PLEDGE OF ALLEGIANCE** led by Planning Consultant Allen.

## **PUBLIC COMMENTS**

None.

## **CONSENT CALENDAR – (Item 1)**

It was moved by Vice Chair Carvalho, seconded by Commissioner Shanfield, to approve the consent calendar.

Motion carried 4 – 0 – 1 (Absent: Cox).

Approved as  
amended by Vice  
Chair Carvalho

## **1. MINUTES – October 16, 2019**

**RECOMMENDED ACTION:** Approve the October 16, 2019  
Planning Commission Meeting Minutes.

Vice Chair Carvalho requested that the October 16, 2019 minutes for item four be amended to reflect that he was not in support of the variance request for a reduction in the building setback area along the public street because he did not want to set a precedent.

## COMMUNICATION DISCLOSURE

None.

## REGULAR BUSINESS

None.

## PUBLIC HEARINGS

Resolution Nos.  
PC-2019-22,  
PC-2019-23,  
PC-2019-24 adopted

2. PRJ18-00337 – ZON18-00065 – ZON19-00039 – SUB19-00002. APPLICANT AND PROPERTY OWNER: URBAN STREET VENTURES INC.

Assistant Planner Caldera provided a staff report and presentation on a request for a Tentative Parcel Map (SUB19-00002) for a single lot map condominium purposed for the development for 3 for-sale residential townhomes, a Major Site Plan (ZON18-00065) to review the site architectural and landscape plans, and a Variance (ZON19-00039) from development standards to reduce the proposed driveway width (from 25 feet to 20 feet) and to reduce minimum window to property line setbacks on property located at 512 East Commonwealth Avenue.

Chair Gaarder opened the public hearing at 6:58 p.m.

Michael Marcus, Project Architect, thanked staff for their assistance with the project. He noted that the variances were requested because the lot is narrow. In response to Commissioner comments, he noted that the driveway is existing and the tree in the parkway will remain.

Stephen Tsai, Chino Hills, was concerned about traffic.

Mr. Marcus did not believe there would be an increase in traffic.

Chair Gaarder closed the public hearing at 7:03 p.m.

It was moved by Chair Gaarder, seconded by Commissioner Hansburg, to adopt the following resolutions, entitled:

RESOLUTION NO. PC 2019-22 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A ONE LOT TENTATIVE PARCEL MAP SUB19-00002 (TPM-2019-168) FOR CONDOMINIUM PURPOSES FOR THE CONSTRUCTION OF 3 RESIDENTIAL TOWNHOMES ON A PROPERTY ZONED R-3 LOCATED AT 512 EAST COMMONWEALTH AVENUE

RESOLUTION NO. PC 2019-23 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN TO CONSTRUCT 3 RESIDENTIAL TOWNHOMES ON A PROPERTY ZONED R-3, LOCATED AT 512 EAST COMMONWEALTH AVENUE

RESOLUTION NO. PC-2019-24 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A VARIANCE TO REDUCE A PORTION OF THE PROPOSED DRIVEWAY WIDTH FROM 25 FEET TO 20 FEET AND REDUCE THE WINDOW TO PROPERTY LINE SETBACKS TO CONSTRUCT 3 RESIDENTIAL TOWNHOMES ON A PROPERTY ZONED R-3, LOCATED AT 512 EAST COMMONWEALTH AVENUE

Motion carried 4 – 0 – 1 (Absent: Cox)

Chair Gaarder explained the 10-day appeal process.

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

Planning Consultant Allen noted that the City Council adopted a resolution authorizing Planning Staff to submit an application for SB 2 Funds for a Housing Incentive Overlay Zone, subsequently the City received notice that the application has been approved for funding at a staff level.

Chair Gaarder noted that at a workshop, both of the Housing and Community Development Committee Chairs noted that next year will be the housing production year.

Commissioner Hansburg shared that she attended the Association of California Cities - Orange County Housing Forum and it was very informative.

## AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on November 13, 2019, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

7:10 p.m.

## ADJOURNMENT

Chair Gaarder adjourned the meeting at 7:10 p.m.



Susana Barrios, Clerk to the Planning Commission