



CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
OCTOBER 14, 2020, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California
++VIA TELECONFERENCE++

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 Carvalho called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Commissioner Hansburg.

All Present

ROLL CALL

Present: Chair Carvalho (via teleconference), Vice Chair Shanfield (via teleconference), Commissioners Cox (via teleconference), Gaarder (via teleconference), Hansburg (via teleconference)

Absent: None

Staff Present: Director Matt Foulkes (via teleconference), Planning Manager Heather Allen (via teleconference), Deputy City Attorney Tarquin Preziosi (via teleconference), Associate Planner Edgardo Caldera (via teleconference), City Engineer Yelena Voronel (via teleconference), City Traffic Engineer David Roseman (via teleconference), Associate Water Engineer Tiffany Foo (via teleconference), Deputy City Clerk Susana Barrios

The following items were heard out of order.

CONSENT CALENDAR

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

Motion carried 5 – 0.

Approved

1. MINUTES – SEPTEMBER 30, 2020

RECOMMENDED ACTION: Approve the September 30, 2020 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE

None.

PUBLIC HEARINGS

Resolution Nos.
PC-2020-43, PC-
2020-44, PC-2020-
45, PC-2020-46,
PC-2020-47, PC-
2020-48 adopted

2. PRJ2019-00173 – LRP-2019-0084, LRP-2019-0085, SUB-2019-0025, ZON-2019-0152, ZON-2019-0153. APPLICANT AND PROPERTY OWNER: GOODMAN LOGISTICS CENTER, FULLERTON LLC

Associate Planner Caldera and Planning Manager Allen provided a staff report and presentation on a request for the redevelopment of the 65.4-net-acre former Kimberly-Clark site located at 2001 Orangethorpe Avenue, at the northeast corner of East Orangethorpe Avenue and Acacia Avenue. The project involves the demolition of the existing manufacturing facility (1,210,720 square feet), and redevelopment of the site as an industrial logistics center with four buildings, resulting in a total floor area of approximately 1,561,522 square feet and associated office space (105,000 square feet).

Chair Carvalho opened the public hearing at 7:15 p.m.

Blair Dahl, Goodman Logistics Center Development Manager, thanked the Commission for the opportunity to present the project. He thanked Staff and stated they were a pleasure to work with. Mr. Dahl provided a brief overview of Goodman and noted that they are planning to be a part of the community for a long time. He addressed questions from the Commission and noted the transportation improvements Goodman will be making including adding a street light, sidewalks, drive approaches and paving the street all the way to State College. Mr. Dahl noted that Goodman will also be making a contribution to the Fire Department and will be adding a plaque to commemorate the Kimberly-Clark operations which can be an opportunity to incorporate appropriate dwarf citrus trees in the adjoining landscaping area. Mr. Dahl noted that the existing orchard is very overgrown, not in great shape and saving those trees is not practical.

David Roseman, City Traffic Engineer, responding to written public comments from Julia Roper, clarified project access with

respect to her property's exit.

Deputy City Clerk Barrios read the following eComments:

- Guest User regarding orange grove on property.
- Guest User regarding orange grove on property.

Deputy City Clerk Barrios noted for the record the following written public comments provided to the Planning Commission prior to the meeting:

- Julia Roper regarding impacts to her property in regards to access.
- Jane Reifer and Jensen Hallstrom regarding trees on the property.

In response to public comments, Mr. Dahl noted that the EIR analyzed all aspects of the orange groves and they were determined to not be significant. He reiterated that Goodman will honor the history of manufacturing through an appropriate monument.

Chair Carvalho closed the public hearing at 7:43 p.m.

Planning Commissioners provided input regarding the project.

It was moved by Commissioner Gaarder, seconded by Chair Carvalho, to adopt the following Resolutions, entitled:

RESOLUTION NO. PC-2020-43 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GOODMAN LOGISTICS CENTER FULLERTON PROJECT (STATE CLEARINGHOUSE NO. SCH NO. 2020031172) INCLUDING ADOPTION OF THE WATER SUPPLY ASSESSMENT, MITIGATION MONITORING AND REPORTING PROGRAM, AND FINDINGS AND FACTS IN SUPPORT OF FINDINGS PREPARED FOR THE PROPERTY LOCATED AT 2001 EAST ORANGETHORPE AVENUE

RESOLUTION NO. PC-2020-44 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING AMENDMENT TO RECLASSIFY THE SOUTHEASTERN PORTION OF THE PROPERTY LOCATED AT 2001 EAST ORANGETHORPE AVENUE FROM M-G-ES

(MANUFACTURING GENERAL, EMERGENCY SHELTER OVERLAY ZONE) TO M-P-200-ES (MANUFACTURING PARK, MINIMUM LOT SIZE 200,000 SQ.FT, EMERGENCY SHELTER OVERLAY ZONE)

RESOLUTION NO. PC-2020-45 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 2019-180 TO CREATE FOUR PARCELS ON PROPERTY ZONED FOR INDUSTRIAL DEVELOPMENT AND LOCATED AT 2001 EAST ORANGETHORPE AVENUE

RESOLUTION NO. PC-2020-46 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A MAJOR SITE PLAN FOR GOODMAN LOGISTICS CENTER FULLERTON – INCLUDING FOUR NEW BUILDINGS RESULTING IN A TOTAL FLOOR AREA OF 1,561,522 SQUARE FEET – ON PROPERTY LOCATED AT 2001 EAST ORANGETHORPE AVENUE

RESOLUTION NO. PC-2020-47 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A VARIANCE TO EXCEED THE MAXIMUM 45-FOOT HEIGHT PERMITTED IN THE M-P-200-ES ZONE TO FACILITATE THE CONSTRUCTION OF A FOUR BUILDING LOGISTICS CENTER, ON PROPERTY LOCATED AT 2001 EAST ORANGETHORPE AVENUE

RESOLUTION NO. PC-2020-48 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT FOR GOODMAN LOGISTICS CENTER FULLERTON TO PROVIDE THE PROJECT APPLICANT AND THE CITY OF FULLERTON CERTAIN ASSURANCES WITH RESPECT TO PROJECT APPROVALS AND OBLIGATIONS

Motion carried 5-0.

REGULAR BUSINESS

None.

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

Director Foulkes shared that the first reading of the Commercial Cannabis Regulations Ordinance was introduced at the October 6, 2020 City Council meeting. He noted the City Council incorporated some of the Planning Commission recommendations and not others. The second reading will be on October 20, 2020.

Director Foulkes noted that it was premature to have a study session with the Planning Commission regarding surplus property because Mayor Pro Tem Flory requested an update regarding the status of the Bastanchury Tree Farm declaration of surplus property. That information will be provided to the City Council on October 20, 2020. The Planning Commission study session will be agendized on October 28, 2020.

The Downtown Noise Ordinance amendments will also be agendized for the October 28, 2020 Planning Commission meeting, based on the prior continuance. The Commission and Staff discussed the availability of the sound meter.

AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on October 28, 2020, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

PUBLIC COMMENTS

Deputy City Clerk Barrios read the following eComment:

- Guest User regarding the Bastanchury Tree Farm.

Deputy City Clerk Barrios noted for the record that the Planning Commission received correspondence regarding the Bastanchury Tree Farm from Larry Reddel, Dr. Renne Christensen, Lynett Komissarski, Moe Seilabi, Claudia Smith, Gina Laroff. They expressed concerns with traffic impacts, trees being a habitat for birds and animals and noise.

8:14 p.m.

ADJOURNMENT

Chair Carvalho adjourned the meeting at 8:14 p.m.



Susana Barrios, Clerk to the Planning Commission