



CITY OF FULLERTON  
PLANNING COMMISSION/LANDMARKS COMMISSION  
REGULAR MEETING MINUTES  
MARCH 31, 2021, 6:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California  
**++VIRTUAL MEETING++**

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

PLEDGE OF ALLEGIANCE led by Commissioner Castaneda.

All Present

### ROLL CALL

Present: Chair Hansburg (via Zoom), Vice Chair Cox (via Zoom), Commissioners Carvalho (via Zoom), Castaneda (via Zoom), Thompson (via Zoom)

Absent: None

Staff Present: Director Matt Foulkes (via Zoom), Planning Manager Heather Allen (via Zoom), Deputy City Attorney Tarquin Preziosi (via Zoom), Senior Planner Maribeth Tinio (via Zoom), Associate Planner Christine Hernandez (via Zoom), Associate Planner Andrew Kusch (via Zoom), Traffic Engineer Dave Roseman (via Zoom), Deputy City Clerk Susana Barrios (via Zoom)

### PUBLIC COMMENTS

Deputy City Clerk Barrios confirmed that none had been received.

### CONSENT CALENDAR

It was moved by Commissioner Castaneda, seconded by Commissioner Thompson, to approve the consent calendar.

Motion carried 5 – 0.

Approved

## 1. MINUTES – MARCH 3, 2021

RECOMMENDED ACTION: Approve the March 3, 2021 Planning Commission Meeting Minutes.

## COMMUNICATION DISCLOSURE

None.

## PUBLIC HEARINGS

Resolution No. PC-2021-09 adopted

### 2. ZON-2020-0055. APPLICANT: MARISSA ALVARADO, B.K. SIGNS INC.; PROPERTY OWNER: RODOLFO GARI

Associate Planner Hernandez provided a staff report and presentation on a request for a Conditional Use Permit (CUP) to replace an existing pole sign with a new digital flashing sign at 295 East Imperial Highway.

Chair Hansburg opened the public hearing at 6:49 p.m.

The following addressed the Commission via Zoom:

- Ann Riddell, Applicant's Representative, explained that the proposed sign will only advertise the business and they will not be soliciting other businesses to advertise on the sign. She noted that the sign could move 25 to 30 feet east to address line of sight concerns if necessary.

Chair Hansburg closed the public hearing at 7:00 p.m.

It was moved by Commissioner Castaneda, seconded by Commissioner Thompson, to adopt Resolution No. PC-2021-09, entitled:

RESOLUTION NO. PC-2021-09 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A NEW DIGITAL FLASHING SIGN ON PROPERTY LOCATED IN THE C-M (COMMERCIAL MANUFACTURING) ZONE AT 295 EAST IMPERIAL HIGHWAY (LOCATED ON THE NORTH SIDE OF IMPERIAL HIGHWAY BETWEEN HARBOR BOULEVARD AND BONITA PLACE).

Motion carried 5-0.

Chair Hansburg explained the 10-day appeal process.

Resolution Nos. PC-2021-10 and PC-2021-11 adopted

### 3. PRJ2020-00007: ZON-2020-0069 AND ZON-2021-0070. APPLICANTS: GEORGE KYRIAKOS AND TROY TRYFONOPOULOS; PROPERTY OWNERS: GEORGE



## KYRIAKOS, FRANK KYRIAKOS AND DEMETRA KYRIAKOS

Associate Planner Kusch provided a staff report and presentation on a request for a Major Site Plan for site and building modifications to accommodate a drive-thru vehicle lane and a request for a Conditional Use Permit for an existing restaurant (The Grill) at 2401 East Orangethorpe Avenue.

Chair Hansburg opened the public hearing at 7:37 p.m.

The following addressed the Commission via Zoom:

- George Kyriakos, Applicant, responded to questions regarding landscaping and noted that he will work with the landscape architect to meet City requirements.

Chair Hansburg closed the public hearing at 7:46 p.m.

It was moved by Vice Chair Cox, seconded by Commissioner Thompson, to adopt Resolution Nos. PC-2021-10 and PC-2021-11, entitled:

RESOLUTION NO. PC-2021-10 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MAJOR SITE PLAN FOR THE PARTIAL DEMOLITION AND RENOVATION OF A COMMERCIAL BUILDING AND SITE IMPROVEMENTS TO INCLUDE A DRIVE-THROUGH FOR AN EXISTING RESTAURANT LOCATED ON PROPERTY ZONED M-G (MANUFACTURING GENERAL) AT 2401 EAST ORANGETHORPE AVENUE

RESOLUTION NO. PC-2021-11 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR AN EXISTING RESTAURANT LOCATED ON PROPERTY ZONED M-G (MANUFACTURING GENERAL) AT 2401 EAST ORANGETHORPE AVENUE

Motion carried 5-0.

Chair Hansburg explained the 10-day appeal process.

Continued to a date 4.  
uncertain

## LRP-2019-0083. AMENDMENTS TO TITLE 15 OF THE FULLERTON MUNICIPAL CODE PERTAINING TO GROUP HOMES AND SOBER LIVING FACILITIES

Director Foulkes recommended continuing the item regarding various amendments to Title 15 (Zoning) of the Fullerton Municipal Code pertaining to the definitions, regulations, and operational standards for group homes and sober living facilities in specified zones citywide.

Motion carried 5-0.

Resolution No. PC- 5.  
2021-13 adopted, as  
revised by the  
Planning  
Commission

## LRP-2020-0008. AMENDMENTS TO TITLE 15 OF THE FULLERTON MUNICIPAL CODE PERTAINING TO SHORT-TERM RENTAL REGULATIONS

Director Foulkes provided a staff report and presentation on a recommendation to the City Council regarding various amendments to Title 15 (Zoning) of the Fullerton Municipal Code pertaining to the regulation and permitting for Short-Term Rental uses in residential zones citywide.

Chair Hansburg opened the public hearing at 8:01 p.m.

The following addressed the Commission via Zoom:

- Jordan Sisson, Law Office of Gideon Kracov, spoke in support of staff's recommendation.
- Jonah Breslau, Los Angeles Alliance for a New Economy, spoke in support of staff's recommendation.
- Senorina Estrada spoke in opposition to short-term rentals.
- Kenia Carpintero spoke in opposition to short-term rentals.
- Susan Petrella spoke in opposition to short-term rentals.

Chair Hansburg closed the public hearing at 8:08 p.m.

It was moved by Commissioner Thompson, seconded by Vice Chair Cox, to recommend that the City Council not adopt an ordinance amendment related to whole-house rentals.

Commissioner Thompson stated that he was willing to amend his motion to recommend not disallowing whole-house rentals but encouraging the City Council to think through solutions that protect the freedom of homeowners to have whole-house rentals and protects the character of neighborhoods.

After a brief discussion, Commissioner Thompson withdrew his motion.

Director Foulkes clarified that the Planning Commission could recommend that the City Council not make amendments related to whole-house rentals and that in the City Council agenda report he could make reference to the discussion regarding concerns about additional noticing requirements for short-term rental permits raised by Commissioner Carvalho.

Commissioner Castaneda made a substitute motion to recommend the proposed amendments pertaining to whole-house rentals as drafted by staff. The motion failed for lack of a second.

It was moved by Commissioner Thompson, seconded by Vice Chair Cox, to adopt Resolution No. PC-2021-13, entitled:



RESOLUTION NO. 2021-13 – A RESOLUTION OF THE  
PLANNING COMMISSION OF THE CITY OF FULLERTON,  
CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL  
DOES NOT APPROVE AN ORDINANCE TO AMEND THE  
FULLERTON MUNICIPAL CODE TITLE 15 REGULATING  
SHORT-TERM RENTAL USES CITYWIDE

Motion carried 4 – 1 (No: Castaneda).

REGULAR BUSINESS

None.

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

Director Foulkes provided an update on actions taken by the City Council regarding approval of the four historic landmark designations previously approved by the Landmarks Commission, approval of an RFP for soliciting proposals for an affordable housing development at 1600 West Commonwealth Avenue and approval of the 2020 Annual Housing Element Progress Report.

Commissioner Castaneda requested an update on freeway-oriented electronic signs. Director Foulkes shared that there are a few applications for freeway-oriented electronic signs currently under review including a sign at Placentia Avenue, south of Chapman and two signs off the 91 freeway.

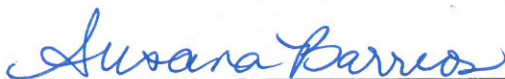
AGENDA FORECAST

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on April 14, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

9:09 p.m.

ADJOURNMENT

Chair Hansburg adjourned the meeting at 9:09 p.m.



Susana Barrios, Clerk to the Planning Commission