



**CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 17, 2021, 6:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California**

Planning Commission conducted this meeting in accordance with AB 361 and COVID-19 pandemic protocols.

6:33 p.m.

CALL TO ORDER

Chair Hansburg called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE led by Commissioner Dino.

All present

ROLL CALL

Present: Chair Hansburg, Vice Chair Cox, Commissioners Dino, Carvalho, Gambino

Absent: None

Staff Present: Planning Manager Heather Allen, Acting City Engineer Derek Wieske, City Traffic Engineer Dave Roseman, Deputy City Attorney Scott Porter, Deputy City Clerk Susana Barrios, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

The following addressed the Planning Commission:

- Judith Kaluzny, Fullerton, high density housing needs parks within walking distance and grocery stores nearby.
- Curtis Gamble, homeless and veteran's activist, homeless situation in Fullerton isn't getting the attention it should from City Council and would like a Planning Commissioner to participate on the Continuum of Care Board.
- Maureen Milton, Fullerton, asked Commissioners not to rush when making decisions that impact the City for years to come.

CONSENT CALENDAR

It was moved by Commissioner Carvalho, seconded by Commissioner Gambino, to continue the October 27, 2021 meeting minutes to the next meeting.

Motion carried 5-0.

Continued

1. MINUTES – OCTOBER 27, 2021

RECOMMENDED ACTION: Continue the October 27, 2021 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE

None.

PUBLIC HEARINGS

Continued

2. ZON-2020-0079. APPLICANTS: BIJALKUMAR PATEL AND DHAVAL PANCHAL (WORLD OF BEER); PROPERTY OWNER: 109 SOCO LLC.

This item was continued from September 15, 2021.

Request for a Conditional Use Permit (CUP) for a Type 47 ABC License (on-site sale of beer, wine, and distilled spirits) for a new restaurant (World of Beer), which includes entertainment, per Fullerton Municipal Code (FMC) Section 15.30.030.3.B.21 on property located at 109 South Harbor Boulevard.

The applicant requested this item be continued to February 16, 2022.

It was moved by Chair Hansburg, seconded by Commissioner Gambino, to continue the item to a date uncertain.

Motion carried 5-0.

Recommended
denial

3. PRJ2020-00004 – ZON-2020-0045, SUB-2020-0002, LRP-2020-0011, LRP-2020-0012, LRP-2020-0013. APPLICANT: SLR FULLERTON DEVELOPMENT, LLC (STREETLIGHTS RESIDENTIAL); PROPERTY OWNER: PK I FULLERTON TOWN CENTER, LP.

Planning Manager Allen provided a staff report and presentation on a request for the redevelopment of a 4.47-acre site within the Fullerton Town Center Shopping Center involving demolition of the existing retail buildings and the construction of a mixed-use development including 329 residential apartments of which a minimum of 5% (17 units; 19 proposed) are deed-restricted for very-low-income and up to 6,500 square feet of ground floor commercial space on property located at 215-229 East Orangethorpe Avenue and 1101 and 1111 South Lemon Street (Northwest corner of Orangethorpe Avenue and Lemon Street).

Chair Hansburg opened the public hearing at 7:34 p.m.

Applicant Scott Levy of StreetLights Residential addressed the Planning Commission.

The following made public comments:

- Jaymes Dunsmore expressed concerns for site access, circulation, queueing, and adjacent uses.
- Maureen Milton inquired about balconies, push button doors, delivery access, sidewalks, charging stations, and conversion of vacant retail space.
- Curtis Gamble spoke in support of the project.
- Kurt Johnston suggested a tiered design may work better in the shopping center.
- Judith Kaluzny would like to see native plants used and an outdoor bike rack.

The following addressed the Planning Commission via Zoom:

- Jane Reifer supports density in this area but still has technical concerns about the project.
- Jane Rands questioned why the Active Transportation Committee did not review the project.
- Boris Gresely, on behalf of The Carpenters Contractors Cooperation Committee, wanted to inform the City of a recent citation issued against JPI Construction who he indicated previously worked with the applicant.

Mr. Levy responded to public comments and answered Commissioners questions.

Chair Hansburg recessed the meeting at 8:53 p.m. at the onset of technical difficulties with the meeting broadcast.

Chair Hansburg reconvened the meeting at 9:22 p.m. after the technical difficulties were resolved.

Chair Hansburg closed the public hearing at 9:36 p.m.

After Planning Commissioner deliberation, Chair Hansburg reopened the public hearing at 10:10 p.m.

Mr. Levy addressed the Planning Commission.

The public hearing was completed at 10:12 p.m.

It was moved by Commissioner Carvalho, seconded by Commissioner Gambino, to recommend denial of the project to the City Council and not adopt Resolution Nos. PC-2021-36, PC-2021-37, PC-2021-38, PC-2021-39, PC-2021-40, and PC-2021-41, entitled:

RESOLUTION NO. PC-2021-36 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, INCLUDING ANALYSIS OF THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT, PROJECT DESIGN FEATURES, AND STANDARD CONDITIONS FOR A PROPOSED MIXED-USE PROJECT WITH 329 RESIDENTIAL

APARTMENTS OF WHICH A MINIMUM OF 5% (17 UNITS; 19 PROPOSED) ARE DEED-RESTRICTED FOR VERY-LOW-INCOME WITH UP TO 6,500 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

RESOLUTION NO. PC-2021-37 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A MAJOR SITE PLAN FOR A MIXED-USE PROJECT WITH 329 RESIDENTIAL APARTMENTS OF WHICH A MINIMUM OF 5% (17 UNITS; 19 PROPOSED) ARE DEED-RESTRICTED FOR VERY-LOW-INCOME WITH UP TO 6,500 SQ. FT. OF GROUND FLOOR COMMERCIAL SPACE ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

RESOLUTION NO. PC-2021-38 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP TPM 2020-152 FOR PROPERTY LOCATED IN THE FULLERTON TOWN CENTER SHOPPING CENTER ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

RESOLUTION NO. PC-2021-39 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN REVISION TO CHANGE THE COMMUNITY DEVELOPMENT TYPE FROM COMMERCIAL HIGH DENSITY RESIDENTIAL ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

RESOLUTION NO. PC-2021-40 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING AMENDMENT TO CHANGE THE ZONING CLASSIFICATION FROM GENERAL COMMERCIAL (G-C) TO SPECIFIC PLAN DISTRICT (SPD) ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

RESOLUTION NO. PC-2021-41 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORANGETHORPE & LEMON SPECIFIC PLAN TO IMPLEMENT THE LAND USE REGULATIONS ON A 4.77-ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORANGETHORPE AVENUE AND LEMON STREET

Motion carried 3-2 (No: Hansburg, Dino).

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

Planning Manager Allen shared Fullerton Heritage's request to meet with both City Council and Planning Commission.

Planning Manager Allen stated that the Draft Housing Element will soon be posted for public review.

AGENDA FORECAST

The November 24, 2021 Fullerton Planning Commission/Landmarks Commission Meeting has been cancelled.

The next Fullerton Planning Commission/Landmarks Commission Meeting will be held on December 8, 2021, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California. This will be a Study Session for the Housing Element.

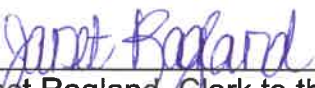
A Special Meeting of the Fullerton Planning Commission/Landmarks Commission is scheduled for December 20, 2021.

The December 22, 2021 Fullerton Planning Commission/Landmarks Commission Meeting has been cancelled.

10:28 p.m.

ADJOURNMENT

Chair Hansburg adjourned the meeting at 10:28 p.m.



Janet Ragland, Clerk to the Planning Commission