



**CITY OF FULLERTON
PLANNING COMMISSION/LANDMARKS COMMISSION
REGULAR MEETING MINUTES
JANUARY 19, 2022, 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.

6:30 p.m.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE led by Vice Chair Dino.

All Present

ROLL CALL

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

Absent: None

Staff Present: Interim Director Greg Pfof, Planning Manager Heather Allen, Deputy City Attorney Scott Porter, Administrative Assistant Janet Ragland

PUBLIC COMMENTS

The following addressed the Planning Commission via Zoom:

- Sam Andreano, Fullerton, feels large developments are accommodated while there is push back on smaller developments, Accessory Dwelling Units are a big success, and in support of SB 9.
- Maureen Milton, Fullerton, upset five ground floor units for mobility challenged were removed from The Hub Student-Oriented Housing Development for parking instead of from the commercial space.

CONSENT CALENDAR

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

Motion carried 5-0.

1. MINUTES – DECEMBER 8, 2021 AND DECEMBER 20, 2021

December 8, 2021,
Approved and
December 20, 2021,
Continued

RECOMMENDED ACTION: Approve the December 8, 2021 Planning Commission Meeting Minutes and continue the December 20, 2021 Planning Commission Meeting Minutes.

COMMUNICATION DISCLOSURE

None.

PUBLIC HEARINGS

Continued to March
2, 2022

2. ZON-2021-0135. APPELLANT: ALAN GOTTLIEB; APPLICANT AND PROPERTY OWNER: RAISING CANE'S RESTAURANT LLC.

A request for an appeal of the Zoning Administrator approval for a Minor Site Plan (ZON-2021-0011), allowing for the construction of a new drive-through restaurant (Raising Cane's), on property located at 201 West Orangethorpe Avenue.

Planning Manager Allen explained that the Appellant and Applicant have requested consideration of the appeal be continued to a date certain of March 2, 2022 to allow them time to see if they can come to amicable terms.

It was moved by Commissioner Gambino, seconded by Vice Chair Dino, to continue this item to a date certain, March 2, 2022.

Motion carried 5-0.

Continued to a date
uncertain

3. 2021-2029 HOUSING ELEMENT.

Planning Manager Allen provided a staff report and presentation for review and recommendation on the Draft 2021-2029 Housing Element, a required element of the City's General Plan.

Chair Cox opened the public hearing at 7:03 p.m.

The following addressed the Planning Commission via Zoom:

- Jane Rands, Fullerton, suggested HIOZ (Housing Incentive Overlay Zone) and Religious Surplus Land affordable percentages be increased as well as a breakdown of the three ranges of affordability.
- Maureen Milton, Fullerton, inquired whether religious organizations have been presented with the idea to build

senior housing they can profit from while being of service to the community on Religious Surplus Land.

- Jane Reifer, Fullerton, proposed implementing score cards for every building project to see whether project provides affordable units and encouraged the City to adopt a stand-alone inclusionary housing program.
- Ernie Kelsey, Fullerton Heritage, would like to see more Preservation zones in the City.
- Scott Hess, Fullerton, inquired if property owners in the HIOZ were notified of tonight's Planning Commission meeting and about obtaining a detailed map with parcels.

Chair Cox closed the public hearing at 7:15 p.m.

It was moved by Chair Cox, seconded by Commissioner Carvalho, to continue this item to a date uncertain.

Motion carried 5-0.

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

Chair Cox requested discussion of study sessions for larger developments be on a future agenda.

Commissioner Carvalho shared his concerns regarding potential queueing impacts for item 2 (continued) on tonight's agenda.

Commissioner Dino suggested an inclusionary housing policy as a future agenda item.

With this being Planning Manager Allen's last meeting, Commissioner Gambino thanked her for her time in Fullerton and wished her the best.

Chair Cox thanked Planning Manager Allen for her service to the City of Fullerton.

AGENDA FORECAST

The February 2, 2022 Fullerton Planning Commission/Landmarks Commission Meeting has been cancelled.

The next Fullerton Planning Commission/Landmarks Commission meeting will be held on February 16, 2022, at 6:30 p.m., in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

8:32 p.m.

ADJOURNMENT

Chair Cox adjourned the meeting at 8:32 p.m.

Janet Ragland

Janet Ragland, Clerk to the Planning Commission