CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

AUGUST 9, 2006
Council Chambers – City Hall

Persons addressing the Planning Commission shall be limited to 10 minutes unless an extension of time is granted by the Chairman, subject to approval of the Planning Commission. When any group of persons wishes to address the Commission, it shall be proper for the Chairman to request that a spokesman be chosen to represent the group.

Public comment will be allowed on agenda items at the time the item is considered.

Public comment will be allowed on matters not appearing on the agenda but within the Planning Commission's jurisdiction, at the end of the agenda. No action may be taken on off-agenda items except as provided by law.

The Planning Commission's approval or denial of any action on this agenda shall become final and effective ten days after its decision unless an appeal is made in writing within this ten-day period to the City Council by either an applicant or an opponent. The filing of an appeal within such time limit shall stay the effective date of the order of the Planning Commission until such time as the City Council has acted on the appeal. Anyone interested in making an appeal should contact the Development Services Department for assistance.

4:00 P.M. SESSION

ROLL CALL
FLAG SALUTE

MINUTES: Regular Meeting of July 26, 2006
Next Resolution No. PC-06-26

CONSENT CALENDAR: Approval of Resolutions PC-06-22, PC-06-23, PC-06-24 and PC-06-25 (Continued from July 26, 2006 meeting)

PUBLIC HEARINGS

1. PRJ06-00124 – PM-2005-297. APPLICANT: DANJON ENGINEERING; PROPERTY OWNER: DANIEL HARWELL. A request for approval of a tentative parcel map to create two separate lots from an existing parcel on property located at 1159 West Valencia Mesa Drive (north side of Valencia Mesa Drive, approximately 300 feet west of Mesa del Sol (R-1-20 zone) (Categorically exempt under Section 15315 of CEQA Guidelines) (HAL)

-Approval, subject to conditions

ADJOURN AS PLANNING COMMISSION
CONVENE AS APPEALS BOARD

2. COD06-00268. APPELLANT: HASSAN TABATABAI JOLFAI. An appeal of a Public Nuisance Hearing and Notice of Determination and Findings for property located 3001 Pearl Drive (KWA).

-See staff report

ADJOURN AS APPEALS BOARD
RECONVENE AS PLANNING COMMISSION

OTHER MATTERS

A. COMMISSION/STAFF COMMUNICATION

B. REVIEW OF COUNCIL ACTIONS

C. PUBLIC COMMENTS

Adjourn to 7:00 p.m. session

7:00 P.M. SESSION

1. PRJ05-00606 – PRE05-00060. APPLICANTS: PELICAN GROUP/JOHN LAING HOMES; PROPERTY OWNER: CITY OF FULLERTON. A study session and community meeting to review concept plans for a mixed-use project on the north and south sides of the 100 Block of West Amerige Avenue which includes residential condominiums above commercial uses and parking, private subterranean parking, and a public parking structure. (Environmental Impact Report) (JEA)

OTHER MATTERS

D. PUBLIC COMMENTS

E. AGENDA FORECAST. The next regularly-scheduled meeting of the Fullerton Planning Commission will be September 13, 2006, at 7:00 p.m. The August 23, 2006 meeting has been canceled.

- A request for a tentative parcel map to subdivide an existing parcel into three condominium lots on property located at 115 and 117 Southgate Avenue

- A request for a Conditional Use Permit to exceed the base Floor Area Ratio of 45% with a proposed Floor Area Ratio of 49% to facilitate a 995-square-foot office addition to an existing industrial building on property located at 1200 S. State College Boulevard

- A request to construct a 68-unit residential condominium project which include requests for a tentative tract map; a change in general plan land use designation of "Industrial" to "Medium Density Residential"; a change in zoning from "General Industrial" (M-G) to "Limited Density Multiple-Family Residential" (R-3); a variance to maintain the existing building setback; and approval of a major site plan on property located at 1600 West Commonwealth Avenue

- A request for a Conditional Use Permit to construct a two-story accessory building for use as a pool and guest rooms on property located at 2320 Morelia Place

- A request to construct a six-unit residential condominium complex on property located at 321-323 East Amerige Avenue

- A request to modify a Conditional Use Permit (CUP-1031) for the operation of events held in an existing banquet/dance hall (Wilshire Court), including removal of a 12:00 am stopping time for events, removal of loading and unloading restrictions on Wilshire Avenue, and removal of designated beer consumption areas for property located at 140 West Wilshire Avenue

F. ADJOURNMENT