

CITY OF FULLERTON
PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 13, 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 August 9, 2006

Next Resolution No. PC-06-29

PUBLIC HEARINGS

4:00 P.M. SESSION

1. PRJ05-00677 – PM2006-202 – ZON05-00094.
APPLICANT: FABIAN BUENAVENTURA; PROPERTY
OWNER: ABRAHAM ABYAD. 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 (north side of Southgate Avenue, approximately 200 feet west of Harbor Boulevard) (R-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

-Approval, subject to conditions

2. PRJ06-00270 – ZON06-00045. APPLICANT: CHUCK KRAUSMAN; PROPERTY OWNER: BENNER METALS. 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 (southeast corner of State College Boulevard and Cypress Way) (M-G zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (HAL).

-Approval, subject to conditions

7:00 P.M. SESSION

3. PRJ06-00241 – ZON06-00042. APPLICANT AND PROPERTY OWNER: MARK KIESSELBACH; A request for a Conditional Use Permit to construct a two-story accessory building for use as a game room and guest room on property located at 2320 Morelia Place (east side of Morelia Place between approximately 300 feet and 430 feet north of Laguna Road) (R-1-20 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

-Approval, subject to conditions

4. PRJ06-00081 – ZON06-00015 – TRACT TR-17107. APPLICANT: JOHN SILBER; PROPERTY OWNER: PACIFIC PLUS INVESTMENTS. A request for a major development project and a tentative tract map to construct a six-unit residential condominium complex on property located at 321-323 East Amerige Avenue (north side of Amerige Avenue between approximately 175 and 275 feet east of the northeast corner of Amerige Avenue and Lemon Street) (R-3) (Categorically exempt under Section 15332 of CEQA Guidelines) (AKU)

-Approval, subject to conditions

5. PRJ06-00156 – ZON06-00029 – CUP946A. APPLICANT: DIANA NEEDHAM; PROPERTY OWNERS: KYOO AND JONG CHOI. A request for a major site plan and modification to an existing Condition Use Permit (CUP-946) to allow for the addition of a classroom building measuring approximately 1,300 square feet, which would accommodate the expansion of the existing child care center from 35 to 48 children, including five teachers, on property located at 3516 W. Commonwealth Avenue (southeast corner of Commonwealth and Thompson Avenues) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (AKU).

-Continue to September 27, 2006

OTHER MATTERS

A. COMMISSION/STAFF COMMUNICATION

B. REVIEW OF COUNCIL ACTIONS

C. PUBLIC COMMENTS

D. AGENDA FORECAST. The next regularly-scheduled meeting of the Fullerton Planning Commission will be September 27, 2006, at 4:00 p.m. and 7:00 p.m.

4:00 p.m. session

- A request for a Major Site Plan and modification to an existing Conditional Use Permit (CUP-946) to allow for the addition of a classroom building measuring approximately 1,300 square feet which would accommodate the expansion of the existing child care center from 35 to 48 children, including five teachers, on property located at 3516 West Commonwealth Avenue
- An appeal of a Staff Review Committee decision to allow the operation of a pet grooming vocational school on property located at 145 West Whiting Avenue
- A proposal to consider a Zoning Amendment modifying Title 15 of the Fullerton Municipal Code to prohibit the establishment of Medical Marijuana Dispensaries in the City Of Fullerton.

7:00 p.m. session

- A mixed use project proposed on existing City parking lots including 1) a 9-story building, comprised of eight stories of residential condominiums above-ground floor commercial and parking, and two subterranean levels of parking; 2) a four-story building with residential units above ground floor commercial and live/work retail; and 3) a five-level (four story height) public parking structure on property located on Amerige Avenue, between Harbor Blvd. and Malden 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 12:00am stopping time for events, removal of loading and unloading restrictions on Wilshire Avenue, and removal of designated beer consumption areas for the property located at 140 West Wilshire Avenue

ADJOURNMENT