CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

JANUARY 24, 2007
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 Community Development Department for assistance.

7:00 P.M. SESSION

ROLL CALL

FLAG SALUTE

MINUTES: Regular Meeting of December 13, 2006

Next Resolution No. PC-07-01

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

PUBLIC HEARINGS	**RECOMMENDED ACTIONS**
1. PRJ06-00287 – TR-17117 – ZON06-00046 – ZON06-00093 – ZON06-00094. APPLICANT: LARRY LAZAR; PROPERTY OWNER: SURINDER MANKTALA. A request for approval of a major site plan to construct a 15-unit residential condominium project, including a tentative tract map for condominium purposes, a variance to request that a basement not be considered a story when a portion of the basement is designed for dwelling purposes and the overall height of the buildings comply with the requirements of the zone, and a zoning adjustment for a minor encroachment of a two-story building within 50 feet of a property with an R-1 zone classification, on property located at 2941-2997 Brea	-Approval, subject to conditions

Boulevard (west side of Brea Boulevard between 120 feet and 520 feet north of San Antonio Avenue) (R-3R zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (HAL).

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 February 14, 2007, at 7:00 p.m.

- A request for a remodel of an existing 6,000-square-foot commercial building to create five (5) restaurant tenant spaces and interior public space, while removing all on-site parking, on property located in a Restaurant Overlay District at 133 West Chapman Avenue

- An appeal of a Redevelopment Design Review Committee decision to limit the FAR to 0.45 of the adjusted net lot for a new single family residence (after dedication) on property located at 1095-1097 West Arroyo Drive

- An appeal of a Redevelopment Design Review Committee decision to approve a new single family residence's conformance with the Pico-Carhart Rural Street design guidelines on property located at 1095-1097 West Arroyo Drive

E. ADJOURNMENT