# CITY OF FULLERTON

## PLANNING COMMISSION MEETING AGENDA

## FEBRUARY 14, 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 January 24, 2007

Next Resolution No. PC-07-02

| PUBLIC HEARINGS | RECOMMENDED ACTIONS |
|---|---|
| 1. PRJ06-00589 – ZON06-00102. APPLICANT AND PROPERTY OWNER: CAMERON IRONS. 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 (north side of Chapman Avenue, approximately 350 feet west of the Harbor Boulevard centerline) (C-3-ROD zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (HAL). | -See staff report |
| 2a. PRJ06-00549 – ZON06-00092 - ZON06-00101 – PRE07-00002. APPELLANTS: JEAN-PAUL AND CHRISTINA SCHOWALTER; PROPERTY OWNER: LEON PEREZ. An appeal of a Redevelopment Design Review Committee decision to approve a new single family residence's | -Deny appeal |

conformance with the Pico-Carhart Rural Street design guidelines on property located at 1095-1097 West Arroyo Drive (north side of Arroyo Drive between approximately 117 and 192 feet east of the northeast intersection of Arroyo Drive and Arroyo Place) (R-1-10 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (AKU).

2b. PRJ06-00549 – ZON06-00092 - ZON06-00101 – PRE07-00001. APPELLANT: CRANE ARCHITECTURAL GROUP; PROPERTY OWNER: LEON PEREZ . An appeal of a Redevelopment Design Review Committee decision to deny a 10% increase in the allowable floor area ratio for a proposed residence in the Pico-Carhart Rural Street overlay zone on property located at 1095-1097 West Arroyo Drive (north side of Arroyo Drive between approximately 117 and 192 feet east of the northeast intersection of Arroyo Drive and Arroyo Place) (R-1-10 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (AKU).

-Uphold appeal

**OTHER MATTERS**

A. RESOLUTION OF INTENTION. APPLICANTS: ERNIE KELSEY AND TOM DALTON; PROPERTY OWNERS: VARIOUS. A request to rezone the 300 and 400 blocks of West Brookdale Place from "R-1-7.2" to "R-1-7.2P" (properties located from Richman Avenue to Highland Avenue (Categorically exempt under Section 15331 of CEQA Guidelines) (JEA)

B. COMMISSION/STAFF COMMUNICATION
C. REVIEW OF COUNCIL ACTIONS
D. PUBLIC COMMENTS

E. AGENDA FORECAST. The next regularly-scheduled meeting of the Fullerton Planning Commission will be February 28, 2007, at 7:00 p.m.

- A request for approval of a tentative parcel map for condominium purposes on property located at 130 Laguna Road
- A request for a minor site plan to operate a pet grooming vocational school on property located at 145 West Whiting Avenue
- Intent to rezone the 300 and 400 blocks of W. Brookdale Place from R-1-7.2 to R-1-7.2P.

E. ADJOURNMENT