CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

OCTOBER 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 working 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 September 26, 2007
Next Resolution No. PC-07-23

CONSENT CALENDAR:

ITEM A. PARCEL MAP PM-2005-159. APPLICANT: THIENES ENGINEERING; PROPERTY OWNER: SCIF FULLERTON, LLC. A request for a 12-month time extension for a parcel map on property located at 1300 East Valencia Drive.

PUBLIC HEARINGS	RECOMMENDED ACTIONS
1. PRJ07-00053 – ZON07-00096. APPLICANTS: TRILLIUM COMPANY AND T-MOBILE; PROPERTY OWNER: POST OFFICE VILLAGE PARTNERS. A request for a variance of the maximum height in proximity to a property line with a residential zone classification to construct a new 50-foot high wireless telecommunication facility (monopalm) setback approximately 30 feet from a residentially-zoned property at 1310 East Chapman Avenue (south side of Chapman Avenue, approximately 500 feet east of Raymond Avenue) (C-1 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (BSP).	-Approval, subject to conditions

2. PRJ07-00344 – ZON07-00073 – ZON07-00074 – TTM-17162 – LRP07-00006 – LRP07-00007 – LRP07-00008. APPLICANTS: SHELDON GROUP AND JPI DEVELOPMENT; PROPERTY OWNER: PACIFIC CHRISTIAN COLLEGE. A request for a mixed-use development with 363 student-oriented residential units, 30,000 square feet of retail/commercial uses, a 12,000-square-foot leasing office and recreation center, and a seven-level parking structure with 1,182 parking spaces on property located at 2545-2565 E. Chapman Avenue, 501 N Commonwealth Avenue, and 2450 E. College Place (northwest corner of Commonwealth and Chapman Avenues, south of East College Place); excluding 2550 E. College Place (College Terrace Apartments). The proposed project would require (1) a Major Development Project to review the site plan, architecture, and conceptual landscaping; (2) a Specific Plan to set the development and use standards for the site; (3) a Conditional Use Permit to operate a student-oriented housing development; (4) a Zoning Amendment to change the zoning classifications from R-3 and O-P to Specific Plan District (SPD); (5) a General Plan Revision to change the Office land use designation to High Density Residential, and to add SPD as a zoning classification consistent with the land use designation of High Density Residential; and (6) a Tentative Tract Map. (Environmental Impact Report) (HAL).	-Recommend approval to the City Council
3. PRJ07-00100 – CUP-238B. APPLICANT: DAVE DUCHENE; PROPERTY OWNER: TEXORA. A request to modify Conditional Use Permit CUP-238A to expand an existing automotive repair facility on property located at 148 S. Lloyd Avenue (east side of Lloyd Avenue, approximately 200 feet south of Commonwealth Avenue) (C-H zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (AKU).	-Approval, subject to conditions
4. PRJ07-00362 – LRP06-00011. APPLICANT: CITY OF FULLERTON. To consider and recommend modifications to Title 15 of the Fullerton Municipal Code pertaining to medical marijuana dispensaries. (Categorically exempt under Section 15061 of CEQA Guidelines) (BSP).	-Consider recommendation to City Council
5. APPLICANT: FULLERTON REDEVELOPMENT AGENCY. A Resolution of the Planning Commission of the City of Fullerton Selecting and Designating the Boundaries of the Merged Fullerton Redevelopment Project Area, Amendment No. 1, and approving and Adopting a Preliminary Plan Formulated for the Redevelopment of Said Area.	-Approval

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 November 14, 2007 at 7:00 p.m. in the City Council Chambers at 303 West Commonwealth Avenue, Fullerton, CA.

E. ADJOURNMENT