CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

FEBRUARY 27, 2008
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 Meetings of February 13, 2008

Next Resolution No. PC-08-05

PUBLIC COMMENTS

PUBLIC HEARINGS

1. PRJ07-00240 – PM2007-236. APPLICANT AND PROPERTY OWNER: JEFF WEINER. A request to subdivide an existing 1.23-acre site into two parcels on property located at 1423 Richman Knoll (approximately 395 to 435 feet northeast of the terminus of Richman Knoll) (R-1-20 zone) (Categorically exempt under Section 15315 of CEQA Guidelines) (Continued from January 9, 2008) (JEA).

   RECOMMENDED ACTION: Denial

2. PRJ06-00006 – ZON06-00001. APPLICANT: HISHAN ABDALLA; PROPERTY OWNER: LEONARD LINDBORG. A request to consider revocation or modification of an existing Conditional Use Permit to operate a hookah lounge on property located at 1335-1337 East Chapman Avenue (northeast corner of Chapman and Victoria Avenues) (C-2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (HAL)

   RECOMMENDED ACTION: See staff report

3. PRJ07-00548 – ZON07-00120. APPLICANT: RICHARD FLORES; PROPERTY OWNERS: WILLIAM E. DANNEMEYER. A request for a Conditional Use Permit to operate a fitness center/health club on property located at 1109 E. Commonwealth Avenue (north side of East Commonwealth Avenue, approximately 500 feet west of Raymond Avenue) (C-1 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (AKU)

   RECOMMENDED ACTION: See staff report

4. PRJ07-00468 – LRP07-00012. APPLICANT: CITY OF FULLERTON. A Zoning Amendment to modify Title 15 of the Fullerton Municipal Code to establish regulations and permit requirements, and to make changes to definitions associated with said businesses with on-site alcohol consumption in the C-3 zone (Central Business District Commercial). An Initial Study and Negative Declaration (IS/ND) has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA) and is available for review and written comment, from January 21 through February 22, 2008 (JEA).

   RECOMMENDED ACTION: Recommend approval to the City Council

OTHER MATTERS

A. "USGBC Presentation – Sustainability 101". A presentation by Bruce Hostetter, Advocacy Chair, Orange County Chapter of the United States Green Building Council, regarding fundamental sustainability issues policies and opportunities.

B. COMMISSION/STAFF COMMUNICATION

C. REVIEW OF COUNCIL ACTIONS

D. AGENDA FORECAST. The next regularly-scheduled meeting of the Fullerton Planning Commission will be March 26, 2008 at 7:00 p.m. in the City Council Chambers at 303 West Commonwealth Avenue, Fullerton, CA. The March 12, 2008, meeting has been canceled.

- A request for a tentative parcel map to subdivide an existing parcel into two lots on property located at 1167 West Valley View Drive

- A request for a major development project additional incentives available under density bonus provisions, and a tentative tract map to develop nine (9) affordable residential condominium units on property located at 413, 425 and 431 West Valencia Drive

D. ADJOURNMENT