CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

MARCH 26, 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 Meeting of February 27, 2008

Next Resolution No. PC-08-11

CONSENT CALENDAR:

A. PRJ05-00753 – ZON05-00106 – TR-16993 – ZON06-00009. APPLICANT AND PROPERTY OWNER: NEW CASTLE DEVELOPMENT. A request for a one-year time extension of a previously-approved major development project, zoning adjustment and tentative tract map on property located at 345 East Commonwealth Avenue.

PUBLIC COMMENTS

PUBLIC HEARINGS

1. PRJ08-00043 – ZON08-00017 – ZON08-00018 – TTM-17278. APPLICANT: HABITAT FOR HUMANITY OF ORANGE; PROPERTY OWNER: CITY OF FULLERTON REDEVELOPMENT AGENCY. 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, in a Community Improvement District (north side of West Valencia Drive, between approximately 471 feet and 651 feet east of Richman Avenue (R-2 & R-3 zones) (Categorically exempt under Section 15332 of CEQA Guidelines) (HAL)

RECOMMENDED ACTION: Approval, subject to conditions

ADJOURN AS PLANNING COMMISSION
CONVENE AS BOARD OF APPEALS

2. PRJ08-00066 – ZON08-00022. APPELLANT: AMY AND MATT RUIZ. An appeal of an Order of Abatement by the Public Nuisance Hearing Officer requiring the removal of the portion of the wall that exceeds three feet in height, located in the view clearance area, on property located at 319 E. Virginia Road (northeast corner of Virginia Road and Skyline Drive) (R-1-7.2 zone)

   RECOMMENDED ACTION: Deny appeal and uphold Notice of Violation

3. PRJ08-00095 – ZON08-00032. APPELLANT: GREGORY AND ERIC PARKIN. An appeal of an Order to Abate Substandard Property on property located at 1201 S. Gilbert Street (Parkin Gardens) (generally located on the west side of Gilbert Street between approximately 150 feet and 288 feet north of Orangethorpe Avenue (R-3 zone).

   RECOMMENDED ACTION: Deny appeal and uphold Order to Abate Substandard Property

ADJOURN AS BOARD OF APPEALS
RECONVENE AS PLANNING COMMISSION

OTHER MATTERS

A. COMMISSION/STAFF COMMUNICATION

B. REVIEW OF COUNCIL ACTIONS

C. AGENDA FORECAST. The next regularly-scheduled meeting of the Fullerton Planning Commission will be April 9, 2008 at 7:00 p.m. in the City Council Chambers at 303 West Commonwealth Avenue, Fullerton, CA.

- A request for a mixed-use project proposed on existing City parking lots on the north and south sides of the 100 block of W. Amerige Ave., and on property at 138 W. Amerige Ave., 140 W. Amerige Ave., 112 N. Malden Ave. and 118 N. Malden Ave. (Amerige Court)

D. ADJOURNMENT