### CITY OF FULLERTON

# PLANNING COMMISSION MEETING AGENDA

# APRIL 9, 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 27 and March 26, 2008

Next Resolution No. PC-08-14

**PUBLIC COMMENTS** 

#### **PUBLIC HEARINGS**

1. PRJ08-00072 – TTM-17094 – ZON08-00026 – ZON08-00027 – SUB08-00002. APPLICANT: RICHARD HAMM; PROPERTY OWNER: CITY OF FULLERTON. 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. The proposal includes up to 124 residential units and 40,000 sq. ft. of commercial space. Components of the project include; 1) a six-story building, comprised of five stories of residential condominiums above ground floor commercial and parking, including subterranean and mezzanine parking levels; 2) a three-story commercial building with a fourth-story mezzanine tower; and 3) a six-level (five stories in height) public parking structure with approximately 700 parking spaces to be provided, including 460 public spaces. Applications associated with the proposal include a Major Development Project,

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Conditional Use Permit request to consider a Floor Area Ratio (FAR) above the base FAR of 2.0, to allow shared parking and off-site parking; a Tentative Tract Map for condominium purposes; a Zoning Adjustment to consider reduced parking lot dimensions; and an Abandonment of portions of Amerige Avenue (north side of West Amerige Avenue, between approximately 215 and 590 feet west of the centerline of Harbor Blvd.; and the south side of West Amerige (between approximately 170 and 637 feet west of the centerline of Harbor Boulevard) (An addendum to a previously certified Environmental Impact Report (SCH# 2006061034) has been prepared pursuant to Section 15164 of CEQA Guidelines) (JEA).

**RECOMMENDED ACTION**: Continue to May 14, 2008

# **OTHER MATTERS**

- A. <u>COMMISSION/STAFF COMMUNICATION</u>
- B. REVIEW OF COUNCIL ACTIONS
- C. <u>AGENDA FORECAST</u>. The next regularly-scheduled meeting of the Fullerton Planning Commission will be April 23, 2008 at 7:00 p.m. in the City Council Chambers at 303 West Commonwealth Avenue, Fullerton, CA.
  - An appeal of the Redevelopment Design Review Committee's denial of an outdoor patio on property located at 101 South Harbor Boulevard
  - A request for a variance to construct a 723 square-foot habitable addition including two (2) new bedrooms, on a triangularly-shaped lot approximately 3,175 sq. ft. in area. The project proposes to provide approximately 746 sq. ft. of open space (a 25% reduction of the required 1,000 sq. ft.) and have a Floor Area Ratio (FAR) of .54 (an 8% increase of the maximum floor area ratio of .50) on property located at 700 N. Hall (eastern side of the intersection of Grove Place and Hall Avenue, abutting the Fullerton Creek Channel.)
  - CIP Update and Revisions/General Plan Consistency

#### D. <u>ADJOURNMENT</u>