CITY OF FULLERTON

PLANNING COMMISSION MEETING AGENDA

MAY 14, 2008
Council Chambers – City Hall

Persons addressing the Planning Commission shall be limited to 10 minutes unless an extension c time is granted by the Chairman, subject to approval of the Planning Commission. When any group c persons wishes to address the Commission, it shall be proper for the Chairman to request that 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 Plannin Commission's jurisdiction, at the end of the agenda. No action may be taken on off-agenda item except as provided by law.

The Planning Commission's approval or denial of any action on this agenda shall become final an effective ten working days after its decision, unless an appeal is made in writing within this ten-da period to the City Council by either an applicant or an opponent. The filing of an appeal within suc time limit shall stay the effective date of the order of the Planning Commission until such time as th City Council has acted on the appeal. Anyone interested in making an appeal should contact th Community Development Department for assistance.

7:00 P.M. SESSION

ROLL CALL

FLAG SALUTE

MINUTES: Regular Meetings of February 27, 2008, March 26, 2008, April 9, 2008 and April 23, 2008

Next Resolution No. PC-08-14

PUBLIC COMMENTS

PUBLIC HEARINGS

1. PRJ08-00071 – ZON08-00026, APPLICANT AND PROPERTY OWNER: DAVID STYFFE. request for a variance to construct a 728 square-foot habitable addition (1st floor 195 sq. ft.; 2n floor 533 sq. ft.) including two (2) new bedrooms, on a triangularly-shaped lot approximately 3,17 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% increas of the maximum floor area ratio of .50) on property located at 700 N. Hall (eastern side of th intersection of Grove Place and Hall Avenue, abutting the Fullerton Creek Channel.) (R-1-7. zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (HAL)

RECOMMENDED ACTION: Approval, subject to conditions

2. PRJ07-00366 – PRE08-00010. APPELLANT: NICK LOMBARDO. An appeal of th Redevelopment Design Review Committee's denial of an outdoor patio on property located at 10 South Harbor Boulevard (southwest corner of Harbor Blvd and Commonwealth Ave in th Restaurant Overlay District) (C-3 zone) (JEA).

   RECOMMENDED ACTION: Deny appeal and uphold the denial of the Redevelopment Desig Review Committee

3. PRJ08-00072 – TTM-17094 – ZON08-00026 – ZON08-00027 – SUB08-00002. APPLICANT RICHARD HAMM; PROPERTY OWNER: CITY OF FULLERTON. A request for a mixed us 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. Malde Ave. and 118 N. Malden Ave. The proposal includes up to 124 residential units and 40,000 sq. f of commercial space. Components of the project include; 1) a six-story building, comprised of fiv stories of residential condominiums above ground floor commercial and parking, includin 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 structur with approximately 700 parking spaces to be provided, including 460 public spaces. Application associated with the proposal include a Major Development Project, Conditional Use Perm request to consider a Floor Area Ratio (FAR) above the base FAR of 2.0, to allow shared parkin and off-site parking; a Tentative Tract Map for condominium purposes; a Zoning Adjustment t 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 th centerline of Harbor Blvd.; and the south side of West Amerige (between approximately 170 an 637 feet west of the centerline of Harbor Boulevard) (An addendum to a previously certifie Environmental Impact Report (SCH# 2006061034) has been prepared pursuant to Section 1516 of CEQA Guidelines) (JEA).

   RECOMMENDED ACTION: Continue to May 28, 2008.

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 May 28, 2008 at 7:00 p.m. in the City Council Chambers at 303 West Commonwealth Avenue, Fullerton, CA.

- A request for a Conditional Use Permit to demolish an existing attached garage and construct a detached two-story structure with a two-car garage and a second story measuring approximately 552 square feet and consisting of a recreational room, an office and a bathroom, on property located at 2537 Olive Avenue

- A review of the draft housing element of the City of Fullerton General Plan.

D. ADJOURNMENT