



FULLERTON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING PROJECT REFERENCE NO.: PRJ15-00358 BECKMAN BUSINESS CENTER

The City of Fullerton encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments, and stay informed about projects that might be important to you. We encourage you to contact us if you have any questions.

What Is the Proposed Project?

The Beckman Business Center project proposes the redevelopment of the 44.3 acre property located at 4300 N Harbor Boulevard at the south east corner of Harbor Boulevard and Lambert Road. The project includes construction of seven new buildings and the adaptive reuse of the existing BCI Administration Building, resulting in a total floor area of approximately 978,665 square feet. The new buildings would accommodate various types of potential business park, office, light industrial, warehouse, and manufacturing uses.

Applications for the project include approval of a Zoning Amendment to provide for consistent industrial zoning across the site; a Major Site Plan for the site, architectural, and landscape plans; a Tentative Parcel Map; and approval of the Water Supply Assessment.

Meeting Time and Date:

This matter will be heard on **Wednesday, February 8, 2017 at 7:00 p.m.** by the Planning Commission in the Fullerton City Council Chamber, 303 W. Commonwealth Avenue, Fullerton, CA 92832.

Who to Contact for Questions or Comments:

If you would like to obtain further information on the project, or have any questions or comments prior to the public hearing, please contact Heather Allen with the Community Development Department at (714) 738-6884. Please direct written comments to Heather Allen, Planning Consultant, either at the Community Development Department (address above) or by e-mail (heathera@ci.fullerton.ca.us).

Where to Get More Information:

Additional details regarding the proposed project, including the full text of the Staff Report, may be found on the City website 72-hours prior to the public hearing at: http://www.cityoffullerton.com/gov/departments/city_clerk/meetings.asp Follow the link to the "Agenda" under Planning Commission Regular Meeting (Upcoming Events).

Planning Commission Action Items:

Planning Commission action on this project will be a recommendation to the City Council who will make the final decision on applications for a Zoning Amendment (LRP15-00024) to change the zoning of the southern portion of the site (APN 296-411-01) from M-P 200 (Manufacturing Park) to M-G (Manufacturing, General) to provide for consistent zoning across the site; Major Site Plan (ZON15-00046) for the site, architectural, and landscape plans; Tentative Parcel Map (TPM 2015-132) to create nine parcels (eight for the buildings and one for the internal private road); the Water Supply Assessment; and certification of the Final Environmental Impact Report. The City Council will make a decision on these matters at a subsequent meeting; notice of the City Council hearing will be sent once the meeting is scheduled.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

한국어 통역이 필요하시면 줄리 리스민에게 연락해주세요 (714) 738-6563.

If you need any accommodations to ensure your accessibility to the meeting, please contact Janet Ragland at (714) 738-6598.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a)).