



CITY OF FULLERTON, CALIFORNIA

INVITES YOUR
INTEREST IN
THE POSITION OF

DIRECTOR OF COMMUNITY DEVELOPMENT



THE COMMUNITY

Fullerton is a dynamic city with a vibrant downtown. The charming community retains a rich heritage, with architecturally significant landmark buildings found throughout the city. A small town atmosphere and a growing economy combine to make Fullerton a great place to live, work and play.

Fullerton boasts a prospering business community which is enjoying a surge of interest from established developers while maintaining sensitivity to the concerns of an informed and involved community. From housing and health care facilities to industrial complexes, the development speaks to the city's active economy.

Fullerton takes prides in its reputation as the Education Community. Among the five colleges and universities in the City serving more than 55,000 students each year is Cal State Fullerton with the highest student enrollment in the state university system. Fullerton's 26 public and private elementary, junior high, and high schools continue to win state and national awards.

The award-winning historic downtown has been recognized by the California Downtown Association, the League of California Cities and the National League of Cities for "innovation, community image, economic impact, and achievement of vision and goals." Restored historic buildings, tree-lined streets, unique restaurants, and charming specialty shops, all add to a hometown feel. A focal point of the downtown is the Museum Center, where the unique programming has won regional, state and national awards.

More than 1,026 acres of parks give families a place to stretch out, play, and picnic. Fullerton's 24 miles of scenic trails are a big draw for hikers, bikers, and equestrians. The golf courses pull in local residents for 18 holes across smooth, challenging greens. For those who enjoy rooting for their team from the stands, Cal State Fullerton and Fullerton College offer a variety of exciting college sports, from national championship baseball to competitive volleyball, softball, and soccer.

Fullerton Airport meets both business and recreation needs as the only strictly general aviation airport in Orange County. In addition, Fullerton is only a short drive from a variety of recreation and entertainment opportunities. Nearby renowned attractions include Disneyland, major league sports facilities for the Angels of Anaheim and the NHL Ducks, water and theme parks, and major performing arts centers. Nearby mountains offer challenging ski facilities in the winter and pris-

Fullerton is a dynamic city with a vibrant downtown. The charming community retains a rich heritage, with architecturally significant landmark buildings found throughout the city.

tine natural wilderness areas for summer exploring. Sunny beaches are less than a half hour away.

CITY GOVERNMENT

Fullerton is a full-service General Law city with the Council-Manager form of government. The City has approximately 790 employees, and a budget of \$177.7 million. In addition to the traditional departments, Fullerton has a Department of Redevelopment & Economic Development which is separate from the Community Development Department

THE DEPARTMENT

All of the services provided by the Community Development Department are designed to ensure orderly and safe development within the City and provide for future growth. The Department consists of five divisions including Administration, Planning, Building and Safety, Community Preservation, and Housing. The Department operates under a budget of \$7.8 million and has a full-time staff of 38 employees.

Planning

The Planning Division implements the General Plan and administers the Zoning Code. The update process for the General Plan has recently been initiated under the guidance of a consultant and with the appointment of a citizen advisory committee. The City has experienced significant residential development over the last five years and continues to experience pressure for additional residential growth. Neighborhood preservation is an emerging issue.

Current major issues and projects include:

- Comprehensive General Plan update



- West Coyote Hills Specific Plan entitlement and development
- Issues of neighborhood compatibility i.e. "mansionization"
- Sunrise Village Shopping Center (Rosecrans/Euclid) Redevelopment
- Historic preservation
- Central Business District and the Transportation Center planning and development;
- Managing the burgeoning downtown entertainment district
- Revitalization/redevelopment of antiquated strip commercial centers/commercial corridors
- Infill development



Building

The Building Division performs in excess of 19,000 inspections annually. Plan check staff reviews an average of 230 plans each month, of which 50% are completed at the counter within one day of submission. Counter staff services an average of 1,800 visitors per month. The actual valuation for issued building permits for FY 2005-06 was \$73 million. The estimated building permits valuation for FY 06-07 is \$75 million.

Active major projects include:

- A 138 Senior apartment project
- A new Elks Club and 42 unit CSUF housing project
- A major renovation and addition for the Home Depot/Sam's club retail center on Placentia Avenue
- 15 new custom housing projects located in the northern section of the city, with unit size ranging from 3,000 to 8,000 square feet
- A major infill/mixed use project in the downtown area
- Two large industrial condominium projects

Community Preservation

Community Preservation responds to and manages complaints concerning housing, zoning, land use, property maintenance, public nuisance, NPDES issues, and street vendors. In addition, the Division is in the first year of a two-year proactive enforcement program, targeting properties in 12 selected areas of the City, encompassing

approximately 1,300 parcels, including mostly single-family homes, with some apartments and commercial properties. Staff is also responsible for administering the County of Orange contract for animal control services, as well as programs related to vendor truck licenses, news racks on public property, and weed abatement inspections.

CDBG

The City receives an annual entitlement of approximately \$1.8 million in Community Development Block Grant (CDBG) funds and approximately \$800,000 in HOME Program funds. In addition, in June 2004 the City received a \$7.5 million Section 108 loan (CDBG funds) to be used for infrastructure improvements in an area of the city known as Richman Park. The Housing Division administers these programs in addition to monitoring loans and grants for low income residents and affordable housing developments that have received City assistance.

The new Director will be an integral part of the City's executive management team, dedicated to the success of the entire organization.

THE IDEAL CANDIDATE

The new Director will be an integral part of the City's executive management team, dedicated to the success of the entire organization.

The ability to establish close and cooperative working relationships with other departments is paramount.

In addition to being an excellent manager, the new Director must be a flexible problem solver who is able to provide viable solutions to complex problems. He/she will have a strong customer service orientation and a keen sensitivity to the local business community.

The new Director must be prepared to bring in a fresh approach to examining the Department's programs, procedures and structure to determine if changes are needed to enhance efficiency and customer service.

A Bachelor Degree in Urban Planning, Regional Planning or a related field from an

accredited college or university is required. An appropriate Master Degree is preferred. Candidates should also have eight years of recent, continuous, progressively responsible professional community development related experience in an organization with development issues similar to those in Fullerton. Candidates with two or more years experience at the director level may be given preference.

COMPENSATION

The salary control point for the Community Development Director is \$145,591. The salary for an exceptionally qualified candidate with prior experience at the director level may be set above the control point.

The City offers an attractive benefits package including:

Retirement – PERS 2% @ 55. The City pays all of the employee's 7% contribution. Fullerton does not participate in the Social Security Retirement system.

Health Insurance – The City offers excellent choices for medical, vision and dental insurance. The City's contribution varies with the plan chosen. Eligible employees may opt-out of coverage in exchange for a cash payment.

Holidays – 11 paid holidays per year.

Vacation – Negotiable, up to 160 hours annually to start.

Executive Leave – Nine days per year.

Vehicle Allowance – \$350 per month.

Other – City paid life insurance equal to annual salary. City paid long-term disability insurance. \$750 per year for medical exam or wellness program. Tuition reimbursement of up to \$2,500 per year. Reimbursement Account Program.



TO APPLY

If you are interested in this outstanding opportunity please submit your resume to:

Bob Murray
Bob Murray & Associates

e-mail:
apply@bobmurrayassoc.com

If you would like to submit a hard copy of your resume in addition to the e-mailed version, please send it to:

1677 Eureka Road, Suite 202
Roseville, CA 95661

(916) 784-9080
(916) 784-1985 fax

Filing Deadline:
May 15, 2007

Following the closing date, resumes will be screened according to the qualifications outlined above. The most qualified candidates will be invited to personal interviews with representatives of Bob Murray and Associates. A select group of candidates will be asked to provide references once it is anticipated they may be recommended as finalists. References will be contacted only with candidate approval. Finalist interviews will be held with the City of Fullerton. Candidates will be advised of the status of the recruitment following selection of the Community Development Director.

If you have any questions, please call Mr. Murray or Ms. Amanda Sanders at:

(916) 784-9080.

