MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

ENGINEERING CONFERENCE ROOM

FULLERTON CITY HALL

November 16, 2006 4:00 PM Thursday

The meeting was called to order at 4:10 PM by Acting Chairman Duncan CALL TO ORDER:

ROLL CALL: COMMITTEE MEMBERS Chairman Daybell, Committee Member

Duncan: Committee Members Cha, and PRESENT:

Larsen

COMMITTEE MEMBERS Committee Member Hoban

ABSENT:

PUBLIC PRESENT: Dale Hodfield, Linda Laurenzi, Matt Stowe.

Larry Lake

STAFF PRESENT: Acting Community Development Director

> Rosen, Acting Chief Planner Eastman, Acting Senior Planner Allen, and Clerical

Staff Leopold

MOTION by Committee Member Duncan, SECONDED by Committee MINUTES:

Member Larsen and CARRIED unanimously by all voting members

present to APPROVE the October 26, 2006 minutes AS WRITTEN.

NEW BUSINESS:

Item No. 1

PRJ06-00452 - ZON06-00073. APPLICANTS: TOPAZ FULLERTON, L.L.C. AND ARCHITECT'S ORANGE. PROPERTY OWNER: FREDRICKSON ENTERPRISES, INC.

Acting Senior Planner Allen presented a staff report for a request for a Major Development Project for the construction of a retail center of 50,452 sq. ft. in 5 buildings on a 4.51 acre property. Generally located on the north west corner of Euclid Street and Orangethorpe Avenue in a Community Improvement District. (C-2) (Categorically Exempt under Section 15332 of the CEQA Guidelines)

Acting Senior Planner Allen presented the recommendations conditions.

Chairman Daybell asked if the applicant had read the staff report and agreed with staff's recommendations? Acting Senior Planner Allen said yes. She clarified that staff, after further discussions with the applicant and looking at the area, is striking recommended Condition no. 3. This condition restricted use of the alley. It was determined that the additional activity in this area will be a benefit by providing "eyes on the street". Staff will likely recommend a condition of approval for the Planning Commission limiting the delivery hours. Acting Senior Planner recommends the 19 conditions without Condition 3. The applicant has reviewed them as well.

Committee Member Duncan asked what drives the location of the building on a site such as this? Acting Senior Planner Allen explained that locations are driven by setback requirements, and what the tenants are looking for. Acting Chief Planner Eastman said that fundamentally speaking, the applicant brings forth the site plan.

Committee Member Duncan and staff discussed the building location and parking. Acting Chief Director Rosen said in this case, staff would like to see the buildings closer to the corner, but the applicant has valid reasons for the site plan as laid out. Staff is not in disagreement with what is being proposed.

Committee Member Duncan asked if the City has landscape maintenance standards to address long term care? He expressed a concern that trees in commercial centers are typically cut back so they do not obscure buildings and signage, rather than be allowed to grow into a nice canopy. Acting Director Rosen said the City typically does not oversee long term maintenance unless it is in a particular area, such as a specific plan area, that has associations and special CC&R's.

The applicant and those in attendance were introduced.

Applicant, Dale Hodfield, presented a background on the project. Landscape was discussed and they did not have any problems with staff's recommendations.

Chairman Daybell asked what will be removed at the site? The applicant said everything will be removed and they are going to start over. He explained there were some tenants who wanted to stay, but have talked to them explaining they are going to build a brand new center. Matt Stowe said they anticipate demolishing the current improvements probably the first quarter next year, hopefully in January.

Committee Member Duncan asked if the applicant knows where the light standards, electrical vaults, and fire hydrants affecting the tree placements will be? Mr. Hodfield said it will be coordinated; since this is a preliminary plan, they are trying to get the first level of approval from the City as to whether they have enough trees and if they are happy with what is being proposed. He said staff has required them to submit to the RDRC again at the working drawing level. Committee Member Duncan asked if the landscape architect would be involved in the working drawing level. Mr. Hodfield said they do have trees everywhere they can be had and some of the poles will be placed in between the parking stalls in order to meet the requirements for the lighting. There is a certain percentage of landscaping they have to meet. The applicant read Condition No. 4 to the Committee. Committee Member Duncan said he understands, but would like to have Mr. Hodfield or the architect involved through the design process to ensure trees are not designed out of the working drawings.

Committee Member Duncan asked if what is presented is the minimum required landscape? Linda Laurenzi said they are over the landscape percentage required. Acting Senior Planner Allen said the number of trees is below the total number of trees required, based on total landscaping. There is discretion in the application of this requirement, for example if they are meeting the intent of providing a canopy over the parking lot. Mr. Hodfield said they are under on the quantity of trees, but there is no place else to put any more trees, so they opted to put in bigger trees. In some situations, the tree requirement is a 15 gallon minimum, and they are putting 36 gallon to compensate for the tree requirement.

Public hearing closed.

Committee Member Larsen said that he was please to see that some of the traditional retail elements had been removed from the design. He liked the plainer elements. The color choices are fine and the limited materials are nice too.

Committee Member Cha said he does not know why it has taken so long to develop that area; and hopes it can happen as soon as possible.

Committee Member Duncan said the architecture is great and really likes it. He said his biggest issue how to keep the trees from being butchered over time in order to maintain site lines. Committee Member Duncan said it is going to be excellent to shade the parking lot, but the tree canopy will limit views to the buildings over time. He is in support of the project and thinks it has been well thought out. It will definitely be a huge welcome addition to that corner.

Chairman Daybell said he also supports the project and it is nice to see that corner re-done. He said one thing he likes is that there isn't a big obtrusive drive through drugstore. He said he is anxious to see the plans that come back. Chairman Daybell said he likes the color scheme and it goes a long way. He said he supports Committee Member Duncan's concepts on the trees and it should be kept nicely landscaped.

MOTION by Committee Member Duncan, SECONDED by Committee Member Larsen and CARRIED unanimously by all voting members present to APPROVE the project and include revised Condition No. 3

Item No. 2

PRJ06-00549 – ZON06-00092. APPLICANT: CRANE ARCHITECTURAL GROUP. PROPERTY OWNER: LEON PEREZ.

A request to consider the conformity with the Pico-Carhart Rural Street Design Guidelines for a new four bedroom single family residence on a vacant property located at 1095-1097 Arroyo Drive (located on the north side of Arroyo Drive between approximately 117 and 192 feet east of the northeast intersection of Arroyo Drive and Arroyo Place) (R-1) (Categorically Exempt under Section 15303 of the CEQA Guidelines) (AKU)

Acting Chief Planner Eastman asked for the item to be continued to the December 14 meeting.

Chairman Daybell suggested to the members to look at the site before this item is discussed. He stated the item will be continued to the December 14 meeting.

MOTION by Committee Member Cha, SECONDED by Committee Member Larsen to CONTINUE the project to the December 14 meeting.

PUBLIC COMMENTS:

None

STAFF COMMUNICATION:

Acting Community Development Director Rosen presented an update on the Transportation Center Study workshop. He said the next workshop may be postponed early next year.

ADJOURNMENT:

MOTION	by	Committee	Member	Duncan,	SECONDED	by	Committee	Member	Cha	to
ADJOURI	N me	eeting at 4:4	9 p.m.							

Respectfully Submitted,

Ruth Leopold Clerical Support