

**MINUTES OF THE REGULAR MEETING OF THE  
REDEVELOPMENT DESIGN REVIEW COMMITTEE**

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

March 22, 2007

4:00 PM

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**CALL TO ORDER:** The meeting was called to order at 4:06 p.m. by Chairman Duncan.

**ROLL CALL:** COMMITTEE MEMBERS Chairman Duncan, Committee Members  
PRESENT: Cha (arrived at 4:10 p.m.), Hoban, and  
Larsen

COMMITTEE MEMBERS Committee Member Daybell  
ABSENT:

PUBLIC PRESENT: Joseph Smart (arrived at 4:12 p.m.)

STAFF PRESENT: Acting Director Rosen (arrived at 4:24 p.m.)  
Acting Chief Planner Eastman, Acting  
Senior Planner Allen, Redevelopment  
Project Manager I Christine Pilapil, and  
Secretary Pasillas

**MINUTES:** MOTION made by Committee Member Ellis, SECONDED by Chairman  
Duncan and CARRIED unanimously by all voting members present, with  
Committee Member Larsen abstaining, to APPROVE the January 25,  
2007 minutes AS WRITTEN.

MOTION made by Committee Member Hoban, SECONDED by  
Committee Member Larsen and CARRIED unanimously by all voting  
members present to APPROVE the February 8, 2007 minutes AS  
WRITTEN.

**OLD BUSINESS**

None

**NEW BUSINESS:**

Item No. 1

**PRJ06-00575 – ZON06-00098**

A request to construct an approximately 4,400 sq. ft. drive-thru McDonald's restaurant.  
(Generally located on the northwest corner of Chapman Avenue and Pomona Avenues) (C-3  
Zone) (Categorically exempt under Section 15332 of the CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave an overview of the project. She explained that the  
Redevelopment Agency was responsible for entitling the site plan architecture and design of the  
building, and that they had been working with McDonalds to ensure that the design met

corporate requirements. The architecture was a “Mission-Style Spanish”, to match with the surrounding area, which would be less stereotypical for McDonalds and fit with the downtown.

Chairman Duncan asked if there would be any “golden arches”, and Acting Senior Planner Allen responded that there would not. Redevelopment Project Manager Pilapil added that there would be a blade sign on the building and a monument sign on the corner.

Committee Member Larsen asked if McDonalds had been involved in the design process and Acting Senior Planner Allen responded affirmatively.

The project architect, Joseph Smart, MBA Architects arrived.

Committee Member Larsen asked if there had been any RDRC review during the two year design process, and Acting Chief Planner Eastman responded that there had been some discussion and sharing of elevations during “staff Communications”. It had been over a year that the City had been negotiating with both the McDonald’s corporate and franchisee to agree on a design.

Chairman Duncan asked if there had been any discussion regarding placing the building on the corner, and Acting Chief Planner Eastman responded that placement of the building had been discussed early on, but with the drive-through lane and other constraints, the best location was the southwest corner as proposed.

Committee Member Hoban asked if there were light and landscape plans yet, and Mr. Smart responded that they were not that far along in the project, but they would be provided at some point. Mr. Smart added that a study would be done to determine the lighting needs.

Acting Chief Planner Eastman explained that the reason the City was facilitating the relocation of the existing McDonald’s was to create a large parking lot on the current McDonalds site. At a later time some type of mixed-use project may come forward.

Committee Member Hoban asked if the western property line was an existing property line, and Acting Senior Planner Allen responded that there was some “exchange” of land in the transaction with McDonalds, including the western alley.

Committee Member Hoban asked if the site was large enough to accommodate traffic circulation, especially delivery trucks, and Mr. Smart responded that it would be a tight turning radius, but it was adequate.

Chairman Duncan asked about the pavers being used near the corner, and if the ribbon pattern could be carried toward the front of the building. Mr. Smart responded that they had wanted to give the corner some prominence with the pavers and landscaping, and they could be continued up to the building on the south side and the entry on the east side, but it would increase the cost.

Chairman Duncan asked what the stucco finish would be, and Mr. Smart responded that it would be smooth stucco.

Acting Chief Planner Eastman clarified that the RDRC was recommending approval to the Planning Commission and the City Council.

MOTION by Chairman Duncan, SECONDED by Committee Member Hoban to APPROVE the project with staff's recommendations and an added recommendation to extend the banding of pavers to the front of McDonalds on the Chapman side and the entrance on the east side of the building. Vote 4-0, with Committee Member Daybell absent.

Redevelopment Project Manager I Christine Pilapil and Mr. Smart left the room at 4:29 p.m.

**MISCELLANEOUS ITEMS:**

None

**PUBLIC COMMENT:**

No public comments

**STAFF/COMMITTEE COMMUNICATION:**

Acting Chief Planner Eastman stated the request to re-zone the 300-400 blocks of Brookdale to a preservation zone would go before the Planning Commission next week and Council thereafter.

Acting Chief Planner Eastman explained that the Amerige Court project had gone before the City Council and they had concern with the height being nine stories, and remanded the project back to a study session with Council and the community to discuss options available. A discussion was held regarding alternatives to the Amerige Court proposal.

**MEETINGS:**

Acting Chief Planner Eastman provided a summary on the City Council and Planning Commission meetings.

**AGENDA FORECAST:**

None

**ADJOURNMENT:**

Meeting adjourned at 4:53 P.M.

Respectfully Submitted,

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Janelle Pasillas  
Secretary