MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM		FULLERTON CITY HALL
Thursday	October 25, 2007	4:00 PM

CALL TO ORDER: The meeting was called to order at 4:05 p.m. by Chairman Duncan.

ROLL CALL:

COMMITTEE MEMBERS PRESENT: Chairman Duncan Committee Members Daybell, Cha and Lynch

COMMITTEE MEMBERS ABSENT: Vice Chairman Hoban

STAFF PRESENT: Acting Chief Planner Eastman, Acting Associate Planner Kusch and Clerical Assistant Flores

MINUTES:

MOTION Made by Committee Member Daybell, SECONDED by Committee Member Cha and CARRIED unanimously by all voting members present, to APPROVE the August 23, 2007 minutes AS WRITTEN.

MOTION Made by Committee Member Daybell, SECONDED by Committee Member Cha and CARRIED unanimously by all voting members present, to APPROVE the September 13, 2007 minutes AS WRITTEN.

MOTION Made by Committee Member Daybell, SECONDED by Committee Member Cha and CARRIED unanimously by all voting members present, to APPROVE the September 27, 2007 minutes AS WRITTEN.

OLD BUSINESS

None

NEW BUSINESS:

Item No. 1

PRJ07-00346 – ZON07-00105 APPLICANT: PAUL LEE AND PROPERTY OWNER: SHUN H KO A request for a Minor Development Project to consider landscape plans and a building facade modification to an existing restaurant located in a Community Improvement District at 1050 W Valencia Drive. (Generally located approximately 180 feet west of Euclid, on the south side of W. Valencia Drive) (Categorically Exempt under Section 15301) (C-2 Zone) (AKU)

For the record Committee Member Cha stated that he arranged a meeting with an acquaintance and Acting Chief Planner Eastman to get information on karaoke facilities within the city. Committee Member Cha stated that he does not have a business association with the person he arranged the meeting for.

Acting Associate Planner Kusch gave a brief overview of the project. The request was for a proposed remodel of an existing restaurant (Mandarin Pavilion) located in a Community Improvement District. The applicant was proposing a facade remodel of the existing building which would include 1"x4" redwood siding, a corrugated medal entry element, painted stucco, and new windows on the front and side elevations. The existing planters that are on the front elevation will be removed, and the building would be expanded. The existing landscape planters that are adjacent to the building will be replanted with retained Cypress Trees. Staff is recommending consistency between the landscape plan and site plan. Acting Associate Planner Kusch informed the Committee that their decision was a recommendation to the Planning Commission. The Planning Commission would consider the request for a conditional use permit for the karaoke facility. Acting Associate Planner Kusch noted that staff initially recommended placing a required trash enclosure in the corner of the property, but was now recommending retention of the enclosure at its current location.

Committee Member Daybell asked if a gate would be required in front of the trash enclosure. Acting Associate Planner Kusch stated that the enclosure would include a gate.

Acting Associate Planner Kusch explained that there was a temporary storage container in the corner of the property that would need to be removed, and there may be an opportunity for additional parking.

Public hearing opened.

Paul Lee, Architect, stated that the building was a little more than 5000 sq ft, and was currently a Chinese restaurant. The applicant was proposing a restaurant on one side of the building and karaoke on the other side. Mr. Lee proposed to change the façade of the building because it was old. He stated that the landscape architect would include a landscape area in the front of the building.

Acting Associate Planner Kusch stated that the roof top equipment would need to be screened. The proposal includes removal of the front mansard roof. Staff was concerned that a flat roof would not provide the required screening. Staff recommended a vertical extension of the wood siding as well as the corrugated metal entry.

Chairman Duncan asked what the criteria was for screening equipment. Acting Associate Planner Kusch stated that the equipment would need to be screened from the public right-of-way. Acting Chief Planner Eastman stated that staff preferred to have equipment inside a building so it could be completely screened. He explained that on larger projects like commercial centers it becomes difficult to put the equipment inside a building so staff looks at screening through the parapet design. Acting Chief Planner Eastman stated that equipment that is ground mounted, like air conditioning condensers, can be screened with landscaping.

Chairman Duncun referenced the floor plan and asked if all the rooms were for individual karaoke groups. Mr. Lee stated that the rooms were for individuals and groups of people.

Committee Member Daybell asked if the restaurant was still going to be the Mandarin Pavilion. Mr. Lee stated that he was not sure.
Chairman Duncan asked if the windows would be revised so they are not all the way down to the ground if landscape were added to the front setback, and side of the building. Mr. Lee stated that the windows would be revised.

Committee Member Lynch asked the applicant if it was his intent for the stucco to be behind the redwood panel. Mr. Lee stated that he planned on using the existing stucco.

Acting Chief Planner Eastman asked if the wood siding was fixed to the stucco or spaced off of it. Mr. Lee stated that it would float about 2 or 3 inches. Acting Chief Planner Eastman believed that a strip would be applied behind the redwood siding to space it off, and give it the appearance of floating.

Chairman Duncan asked the applicant if he would be using redwood or a composite siding. Mr. Lee stated that he was going to use redwood and corrugated metal to make it natural.

Committee Member Lynch asked the applicant if it was his intent to keep it a natural color or stain it. Mr. Lee stated that he would try to keep it a natural color. Committee Member Lynch stated that redwood tends to turn brown. Chairman Duncan stated that it could be sealed. Acting Chief Planner Eastman stated that untreated redwood would turn grey over an extended time. Committee Member Lynch explained that redwood turns dark, and then grey when bleached out by the water.

Committee Member Lynch asked if the additional strip was going to be continuous throughout or intermittent and if it would be concealed. Acting Chief Planner Eastman stated that the shadow line would be changed if that were the case, and those details were not on the plans provided.

Staff questioned if the strips look like they float and create a shadow line. The redwood would need to be spaced with some kind of dowel to get the shadow lines. Staff believed that a layered approach on the building and casting shadows could create the sense of floating, by putting a strip behind the redwood and spacing the redwood off the building. Acting Chief Planner Eastman stated that there could be maintenance issues if there is a continuous horizontal spacer, such that rain water could sit inside of that space as well as dirt and trash.

Committee Member Daybell asked how the redwood would be supported against the building. Mr. Lee stated that he would nail 2 x 2 wood strips to the building face. Chairman Duncan stated that it would stand up two inches and then there would be a strip.

Acting Chief Planner Eastman asked how big the dimensions of the wood trim strips on the outside that are exposed would be in terms of height. Mr. Lee stated that they would be 2 or 3 inches. Acting Chief Planner Eastman asked if the 2x2 spacer behind the strip would run the length of it, with small little gaps or if it would be a little block behind it. Mr. Lee stated that it would run straight and would not be a block. Acting Chief Planner Eastman stated that it would run a consistent panel with some breaks for water to drain.

Committee Member Daybell asked if the support would run vertically, and asked Mr. Lee to draw a sketch of what it would look like. After the sketch Committee Member Daybell stated that there was going to be vertical boards behind the redwood that would be visible

and Chairman Duncan agreed. Mr. Lee stated that the vertical strips would be visible, but horizontal boards would be labor intensive.
Committee Member Daybell asked Mr. Lee if he would be using redwood for the vertical boards. Mr. Lee stated that he would be using redwood. Acting Chief Planner Eastman stated that if there were a continuous piece behind the horizontal strips he recommended using redwood because the expansion and contraction of aging would keep it the same as the decorative strips. Acting Chief Planner Eastman also recommended using a spacer if the vertical boards were going to be bolted to the building.

Committee Member Lynch recommended a round washer to give it a ½ inch spacing for a clear pathway behind for water and debris to fall all the way down, or to be cleaned out easily.

Committee Member Daybell stated that there would be fewer holes in the stucco if a vertical board was used. Mr. Lee drew on the board the pattern he would use for blocking. Chairman Duncan stated that it would be more of a contrast with the horizontal look that Mr. Lee wanted because both would be seen.

Public hearing closed.

Committee Member Lynch believed that the design would be compromised if there were vertical wood behind horizontal lattice. He recommended that the applicant use spacers, and conceal that method of fixing it to the building. Committee Member Lynch liked the prominent entrance and was concerned with increasing the height. He believed that the equipment enclosure should be redwood or corrugated as a separate module.

Acting Chief Planner Eastman asked staff if the front entrance elevation was being expanded and if it encroached in the front setback. Acting Associate Planner Kusch stated that the landscape planters that are currently there will be moved out and the wall would fill it in. Acting Chief Planner Eastman explained that Code requires a ten foot setback from the public right-of-way. A 20% reduction can be allowed through an administrative adjustment of two feet into the ten foot setback.

Chairman Duncan asked if the canopy on top of the door would be included in the setback adjustment. Acting Chief Planner Eastman clarified that the canopy can encroach into the setback. He explained that there was an expansion where that setback may be, but it would need to be verified before it goes to the Planning Commission. Acting Associate Planner Kusch believed that the expansion was accounted for in the landscape plan.

Committee Member Lynch recommended aluminum windows to accent the corrugated metal.

Committee Member Cha recommended reversing the one way entrance and exit of the parking lot so it goes around the building clockwise. Acting Chief Planner Eastman explained that there could be issues with re-striping and the relocation of the wheel stops. He believed the thought could be approached, but may require significant signage and posting.

Chairman Duncan asked if the parking lot was one way because of the direction of the spaces. Acting Chief Planner Eastman explained that there was not adequate space on the current striping plan to be two way. There is a 20 foot minimum requirement for a fire lane

and for two-way diagonal parking, and in this case there are only about 17 ½ feet; so the parking would need to remain one way.
Committee Member Cha stated that the direction of the driveway entrance and exit could easily be changed because the parking lot was in bad condition and would have to be redone. Acting Chief Planner Eastman stated that staff conditioned that the existing parking lot be patched, slurry coated and re-striped. Acting Chief Planner Eastman stated that there would be a need for the relocation of some of the wheel stops. Committee Member Lynch stated that the wheel stops could be pulled off the rebar, the holes could be patched, then the wheel stops could be re-installed, and then the parking lot re-striped.

Committee Member Daybell agreed with Committee Member Cha about reversing the direction of the parking lot providing there are no issues with the amount of distance from Euclid Street. Committee Member Daybell disagreed with Committee Member Lynch on putting a fastener into the stucco at each location of the boards because he believed there would be too many holes in the stucco, and did not know how far apart they would be spaced. Committee Member Lynch believed there would be a support member in the middle. Committee Member Lynch drew a picture on the board of how it would work. He explained that there would be some type of circular or square fastener or block. There would be a latch screw that penetrates, and adds a layer of *bichathane* behind it to give it a self sealing condition. He stated that the horizontal member would be gouged out behind it, and would be concealed behind a butterfly bit to drill it out. Committee Daybell stated that it looked labor intensive and that he supported the project as recommended by staff, and asked staff to verify the setback.

Chairman Duncan believed that the mounting of the horizontal redwood pieces should need to be concealed, and preferred not to see the vertical members. He stated he liked the project.

MOTION by Committee Member Lynch to RECOMMEND APPROVAL of the project, subject to staff's recommended conditions, vertical members shall not be used to support the redwood horizontal lattice, and the horizontal lattice should be mounted in a concealed fashion. The windows shall be aluminum framed to match the corrugated metal on the front, the front facade elements need to be raised proportionally if needed to screen the roof top equipment, and the parking direction shall be reversed.

Mr. Lee stated that he did not understand the reversal of the parking direction. Acting Chief Planner Eastman explained why the Committee recommended reversing the parking direction.

Committee Member Lynch recommended that the Planning Commission allow a maximum variance to the setback if needed. Acting Chief Planner Eastman clarified that staff was not sure if there was an encroachment in the setback. He stated that an additional motion could be made to identify the Committees concern that the restaurant's entry feature is an important aspect of the project. Acting Chief Planner Eastman stated that staff would support a 20% administrative adjustment in the required setback.

MOTION by Committee Member Lynch, SECONDED by Committee Member Cha to SUPPORT an administrative front setback adjustment if necessary. Motion passed unanimously.

Item No. 2

PRJ07-00456 – ZON07-00104 APPLICANT: MINORU SUZUKI AND PROPERTY OWNER: RONALD RAJCIC A request for a Development Project required under Ordinance 3096 to operate a restaurant greater than 1,500 sq. ft. in gross floor area with a Type 41 (Beer & Wine) ABC License and to allow for outdoor dining on private property located at 208 N. Harbor Blvd in a Restaurant Overlay District. (Generally located on the east side of N. Harbor Blvd, approximately 150 feet from Amerige Ave) (Categorically Exempt under Section 15301) (C-3 Zone) (JEA)

Acting Chief Planner Eastman gave a brief overview of the project. He stated that the RDRC would be making a recommendation to City Council. The applicant was proposing to remodel the interior of an existing building from an office/retail space to a restaurant. The proposal also included modifications to an outdoor patio, and the existing doors and windows of the existing building would be replaced. Acting Chief Planner Eastman explained that the height of the window opening of the front windows will be increased for added height to match the adjacent building's window height, as it relates to the top plate and header. The rear of the building would remain the same as it relates to the exposed brick work and window/door size and locations. Acting Chief Planner Eastman explained that the patio as proposed on the construction plans indicated steel fencing, and the design plan indicated bamboo. He stated that it would be a bamboo railing with a steel structure inside of it for support, the bamboo will be exposed. Due to the moratorium on establishments that serve alcohol the only thing that can be approved by Staff is a beer and wine license subject to standard conditions and an additional condition that the hours of operation for the patio be limited to ten o'clock. Acting Chief Planner Eastman stated that the RDRC would be providing comments on the outdoor patio and not the land use in and of itself Staff had no problem with the proposal for alcohol or the patio and will be making that recommendation to City Council to approve, subject to the conditions contained within the report.

Committee Member Daybell asked if the RDRC was only looking at the configuration of the patio. Acting Chief Planner Eastman stated that the Committee was primarily looking at the configuration of the patio, but had the authority based on the Central Business Design Guidelines to look at the modifications to the windows and the doors. Acting Chief Planner Eastman explained that typically the removal of windows, and how much of the façade would change as it relates to expanding the height of those windows and replacement of glazing would be reviewed by the Director of Community Development. Staff was comfortable with the proposed design, but asked the Committee to make a recommendation to City Council.

Chairman Duncan referenced the floor plan and asked if the patio was raised. Acting Chief Planner Eastman stated that it was roughly a 4-6 inch rise. Chairman Duncan asked if a modification of the door height was required. Acting Chief Planner Eastman stated that a modification to the door height was not needed because as proposed the entry door to the north on the east elevation was at grade. (It ramps up inside) He explained that as you enter, inside it ramps up and then you go south and out.

Chairman Duncan asked if the existing metal gates in the back would stay. Acting Chief Planner Eastman believed they would be re-painted.

Committee Member Lynch referenced a picture and asked if the blue awnings were mandated by the City since they were consistent all the way down the street. Acting Chief Planner Eastman stated that in the Central Business Design Guidelines it identifies that awnings on the building reflect the building as a whole, and not the individual tenant spaces. Acting Chief Planner Eastman stated that it was a recommendation not a requirement.

Public hearing opened.

Minoru Suzuki, Business Owner of Sushi Momo, introduced his wife Kumi Suzuki, and his architect Hiroki Uchida. Mr. Uchida stated that Acting Chief Planner Eastman was correct about the bamboo railing and the deck which is slightly raised and does ramp up interior. Mr. Uchida stated that the bamboo fence would be about thirty six inches high. He stated that the existing gate was going to be re-painted and the corrugated metal on the gate would be removed. After business hours the gate will be closed so no one gets into the patio area, for security reasons.

Committee Member Cha referenced the Benihana Restaurant in Anaheim and stated that the restaurant was recently remodeled. The acoustic materials were cut and marble stones were added making the restaurant very noisy, so he does not eat there anymore. Mr. Uchida stated that the aluminum and acoustic tile ceiling were going to stay. Mr. Uchida believed that the existing ceiling was going to reflect the noise directly back to the lower portion of the space and did not see a noise problem.

Committee Member Daybell asked what was going to prevent people from going over the three foot high bamboo wall during business hours. Acting Chief Planner Eastman the biggest issue with the patios in downtown had to do with their relationship to the public right-of-way, and this building was isolated from that. He stated that the 36 inch railing was on top of the deck, which added an additional height of four to six inches for a total of about 40 to 42 inches. Committee Member Daybell believed that beer bottles would still be going over the wall. Acting Chief Planner Eastman explained the moratorium conditions of approval, including hours of operation.

Committee Member Cha recommended a 6 foot high fence and Committee Member Daybell stated that the fence could remain closed during business hours if there were any issues. Acting Chief Planer Eastman stated that the gate could not be closed because of exiting requirements from the Building Code in case of emergencies.

Chairman Duncan referenced condition number 13 and asked if the gate from the deck out to the existing paving was required. Acting Chief Planner Eastman stated that one of the concerns of the downtown working group was that they did not want people coming and going from the patio area. People wanting to go out onto the patio would be required to go around through the inside of the building and if they wanted to leave they would have to go through the building except for an emergency.

Public hearing closed.

MOTION by Committee Member Daybell, SECONDED by Committee Member Lynch to RECOMMEND APPROVAL, subject to staff's recommended conditions. Motion passed unanimously.

MISCELLANEOUS ITEMS:

Report and discussion on garage door criteria for properties in preservation zones. Staff requests that the RDRC consider and establish appropriate policy for garage doors relative to the implementation of the *Design Guidelines for Residential Preservation Zones*.

Acting Chief Planner Eastman explained the project at 201 N Lincoln that has led staff to this discussion with the Committee has installed the garage door and staff was concerned with the steel door design. It is called a "carriage door" design and the applicants have applied hardware to give it the sense that it swings open (it has hinges on the sides and the middle, but is a roll up door). Acting Chief Planner stated that staff did not have a clear policy direction on what was acceptable other than it must be a wood appearing door. Acting Chief Planner Eastman stated that on alleys throughout the City, even in Preservation areas staff has allowed for a roll up door that has a residential character. The door at 201 N. Lincoln that was installed in the alley can be seen from the public right-of-way and both doors were conditioned to be painted to match the front entry door. Acting Chief Planner Eastman stated that historically carriage doors will swing open and have hinges. He stated that the problem at 201 N Lincoln was that there was no post in the middle so it looks like a bi-fold door. Acting Chief Planner Eastman showed the Committee pictures of various standard garage doors throughout the preservation zone. Acting Chief Planner Eastman stated that staff would like the Committees thoughts in order to implement policy guidelines.

Committee Member Daybell asked what the issue was with the project at 201 N Lincoln. Acting Chief Planner Eastman explained that when the Landmark Commission reviewed the project the applicant proposed a wood garage door. The Commission did not condition for a wood door, but a wood appearing door. After cost considerations the applicant requested a steel door that looked like wood.

Committee Member Daybell recommended a support post down the middle or two split garage doors for a more historic look. Acting Chief Planner Eastman stated that a normal garage door is 16 feet and an individual one is 8 feet. If a post was added in the middle there can still be a two car garage with two roll up doors that appear to be carriage style doors.

Committee Member Lynch asked if staff would require an actual post. Acting Chief Planner Eastman stated that during design considerations staff would recommend a post. Chairman Duncan asked if the post would separate a single double-car door. Acting Chief Planner Eastman stated that the post would separate two single doors.

Acting Chief Planner Eastman stated that an alternative to building out the garage walls an additional 6 inches is to install a fake post in front of the middle of a double wide roll up door. Acting Chief Planner Eastman stated that there would be a single garage door behind it that rolls up instead of a double car garage door that was not invented until long after the 1940's.

Committee Member Daybell stated that he would like to see the appearance of two separate garage doors established as a guideline in preservation zones. Committee Member Daybell stated that a 3 car garage usually has a double door and then a single garage door and a post usually separates the single door from the double door as far as support. Acting Chief Planner Eastman stated that it could be done on a case by case

basis on new buildings or additions that are visible from the street. Committee Member Daybell asked what would be considered visible from the street. Acting Chief Planner Eastman stated that staff is not concerned with garage doors that are setback from the street because they are far back on the lot. Committee Member Daybell stated that if the garage door can be seen from the street, regardless of setbacks the guidelines should apply.

Acting Chief Planner Eastman stated that a 50-100 foot rule can be applied. He explained that if any portion of the garage door encroaches within 50 feet and 100 feet of the public right-of-way the garage door will need to meet the policy. Committee Member Daybell stated that if a garage door opening was 99 feet from the sidewalk it would have to be constructed with a post.

Chairman Duncan believed that there should be room for interpretation of garage doors. He stated that some architects would want to interpret preservation zone guidelines to do nice architecture that may involve some different kind of garage door. Chairman Duncan stated that the Committee could review and approve garage doors on a case by case basis.

Committee Member Daybell believed that a guideline needed to be set up so that architects and designers are aware of the guidelines. Committee Member Cha agreed with Committee Member Daybell. Committee Member Lynch believed that with guidelines a project can be treated on a case by case basis.

Acting Chief Planner Eastman stated that the two criteria he would communicate to the public are:

1) A garage door within 50 feet from the street can have a double garage, but can only use single garage doors, so that a post separates the doors. The garage doors are to be of a carriage design.

2) A garage door within 100 feet but greater than 50 feet from the street can have a steel double garage door, but it needs to be a carriage style door.

PUBLIC COMMENT:

No Public Comments

STAFF/COMMITTEE COMMUNICATION:

Acting Chief Planner stated that the sills have been put in and the windows have been put back with the posts per plan on the project at 201 N Lincoln.

Acting Chief Planner Eastman informed the Committee that the November 22 and December 27 meetings will be cancelled due to the holidays.

MEETINGS:

Acting Chief Planner Eastman stated that the Planning Commission reviewed a C.U.P. for an auto repair type of facility off of Lloyd. The adjacent property which is under the same ownership will be coming before the RDRC for approval of the temporary modular office as a permanent structure.

City Council reviewed the medical marijuana ordinance and asked Staff to work with the Planning Commission to come up with standards should they allow for it.

Acting Chief Planner gave a brief overview of the JPI Development student-oriented housing project, and the Planning Commission deliberation and discussion. The Planning Commission denied the project 4-2. A discussion regarding the project followed.

AGENDA FORECAST*:*

Next meeting will be November 8, 2007

ADJOURNMENT:

Meeting adjourned at 6:18 P.M.