

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

March 12, 2009

4:00 PM

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

ROLL CALL: COMMITTEE MEMBERS Vice Chairman Cha, Committee
PRESENT: Member Daybell, and Committee
Member Lynch

COMMITTEE MEMBERS Chairman Hoban and Committee
ABSENT: Member Silber

STAFF PRESENT: Senior Planner Eastman, Senior
Planner St. Paul, Planning Technician
Elaine Dove, and Clerical Assistant
Muhaidly

MINUTES: MOTION made by Committee Member Daybell, SECONDED by
Committee Member Lynch and CARRIED unanimously by all voting
members present, that the minutes of the regular meeting of
February 26, 2009 be APPROVED AS WRITTEN.

OLD BUSINESS:

Item No. 1

**PRJ09-00025 – ZON09-00003. APPLICANT: SHADOW GROUP AND PROPERTY
OWNER: ROBERT KAHN.** A request for a Conditional Use Permit and Minor
Development Project to construct and operate a 5,250 square-foot auto repair facility on
property located at 820 West Commonwealth Avenue in a Community Improvement
District (generally located on the south side of Commonwealth Avenue, between
approximately 305 feet and 455 feet east of Euclid Street) (C-H zone) (Categorically
exempt under Section 15332 of CEQA Guidelines) (Staff Planner: Christine Hernandez).

Senior Planner Eastman gave the staff report.

Public hearing opened.

Joe West, Project Architect, referred to the set of revised proposed plans. He stated staff
had two main concerns with the original plans, and the revised plans addressed these
issues. The first issue was in regards to the oversized vehicle enclosure and that it was
not architecturally suitable for the project. He stated that to address this concern, they
toned down the acrobatic panel covering the enclosure. He also noted the fascia
recommended by staff has been addressed, making the enclosure look more subdued
and consistent with the rest of the building.

Mr. West noted that the second issue of staff was in regards to incorporating more seating in the front outdoor area. To address this issue, he stated a few benches are proposed to be added in the outdoor “lobby” area. He noted that they did not want the seating to be out of scale, so only a few benches will be added. He stated the goal is to have a nice waiting room inside the building and to provide a nice outdoor area as well.

Public hearing closed.

The Committee expressed their joint satisfaction with the project.

MOTION by Committee Member Lynch and SECONDED, by Committee Member Daybell to RECOMMEND APPROVAL of the project, subject to staff’s recommendations, and the revised set of plans. Motion passed unanimously.

Senior Planner Eastman stated the recommendation of the RDRC will be included in the staff report and presented to the Planning Commission.

Item No. 2

PRJ09-00049 – ZON09-00012. APPLICANT AND PROPERTY OWNER: MARCEL W. KOOIMAN. A request for approval of a Minor Development Project to allow a 493 square-foot addition to an existing single family residence to create two new bedrooms and one new bathroom on property located at 215 West Malvern (generally located on the north side of Malvern, approximately 370 feet north of Jacaranda Place) (R-2P zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Bob St. Paul).

Senior Planner St. Paul gave the staff report.

Vice Chairman Cha asked how many existing bedrooms were in the house, and Senior Planner St. Paul replied that there are currently two bedrooms.

Public hearing opened.

Marcel Kooiman, Property Owner, stated his goal was to add square footage to the home for his family, while still maintaining the consistency of the design and architecture of the building. He stated he has the best intentions in mind.

Jim Powell, 214 Malvern, asked whether the material for the siding will match the existing siding. Senior Planner St. Paul stated that the siding would look like the existing materials. Mr. Kooiman added that his contractor suggested a cement board in place of wood siding, due to the cement board being easier to match to the existing material. Vice Chairman Cha asked if the applicant had looked at a sample of the cement board, and the applicant answered that he had not. Senior Planner Eastman recommended a condition be added, specifying that the applicant submit color samples, color board, and a brochure regarding windows, doors, and fixtures on the building for review and approval of Director of Community Development, prior to issuance of building permits. He clarified that staff has a standard condition that should have been recommended.

Vice Chairman Cha asked if there were any more public comments.

Noelle Rossi, 211 Malvern, stated that she is excited Mr. Kooiman is going to improve the property.

Katherine Dalton, Fullerton Heritage, stated she was initially concerned with the slider windows and awning element. She also wanted to make sure all the materials matched the existing materials. However, now that she heard clarifications about these issues from Senior Planner St. Paul and the applicant, she stated she is pleased with the project.

Public hearing closed.

Committee Member Lynch stated he was pleased with the project and added that cement sidings are equal in texture to the available wood sidings and a superior product as far as durability. He believed the applicant was making the right direction in choosing cement siding.

Committee Member Daybell stated he supported the project.

Vice Chairman Cha stated he supported the project.

MOTION by Committee Member Daybell and SECONDED, by Committee Member Lynch to APPROVE the project, subject to staff's recommendations, and with an added condition that the applicant submit samples of building materials, color boards, and brochures of fixtures to the Director of Community Development for review and approval, before issuance of building permits. Motion passed unanimously.

Senior Planner Eastman explained the 10-day appeal process.

PUBLIC COMMENT:

No public comments.

STAFF/COMMITTEE COMMUNICATION:

Senior Planner Eastman stated that the City will be looking at new efficiencies for distributing staff reports. Due to budget cuts, staff members that usually delivered RDRC packets to the Committee are no longer able to deliver. Thus, staff is asking the Committee to pick up their RDRC packets at the City versus the packets being hand-delivered or mailed. A specific location for pick-up has not been decided, however, within a couple of weeks newer efficiencies will be implemented, and a location for pick-up will be specified. Senior Planner Eastman also noted that instead of providing the public with a hard copy of the agenda, minutes, and staff reports, a binder with a copy of each document will be provided at the RDRC meetings, so any public member who desires to view the documents may do so.

Committee Member Daybell suggested emailing the staff reports. Senior Planner Eastman stated that that is a possibility; however the RDRC would still need to pick up plans.

Senior Planner Eastman also introduced the RDRC to Elaine Dove, the City's new Planning Technician.

Committee Member Lynch asked where Coyote Hills was in the planning process. Senior Planner Eastman stated the process has been slow but moving forward. He noted that a development agreement needs to get worked out still. Staff anticipates taking Coyote Hills to the City Council this summer.

Vice Chairman Cha asked if another ethics class was approaching. Senior Planner Eastman stated that there was not, however, Members can complete two hours of training online.

MEETINGS:

Senior Planner Eastman stated that the Fullerton Transportation Center Master Plan is moving forward. Staff presented a Form-Based Codes presentation to the City Council and to Planning Commission. He offered to give a presentation on the Transportation Center to the RDRC as well.

ADJOURNMENT:

Meeting adjourned at 4:55 P.M.

Respectfully Submitted,

Nadia Muhaidly
Clerical Assistant