

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

April 23, 2009

4:00 PM

CALL TO ORDER: The meeting was called to order at 4:08 p.m. by Chairman Hoban.

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

COMMITTEE MEMBERS Committee Member Daybell
ABSENT:

STAFF PRESENT: Senior Planner Eastman, Senior
Planner Allen, and Clerical
Assistant Muhaidly

MINUTES: MOTION made by Committee Member Lynch, SECONDED by
Vice Chairman Cha and CARRIED unanimously by all voting
members present, that the minutes of the regular meeting of
April 9, 2009 be APPROVED AS WRITTEN.

OLD BUSINESS:

Item No. 1

**PRJ08-00058 – ZON08-00020. APPLICANT: JOHNSON'S HOME BUILDERS AND
PROPERTY OWNER: TIM PEFFLY.** A request for a Minor Development Project to
construct two (2) new single family dwelling units on property located at 1213 Frances
Ave, on the west side, approximately 200 feet north of Cannon. The neighborhood is a
Potential Landmark District (R-1-7.2 zone) (Previously certified Mitigated Negative
Declaration) (Staff Planner: Heather Allen).

Senior Planner Allen gave the staff report.

Vice Chairman Cha asked what kind of architectural detailing was proposed on the
structure to be consistent with other houses of the neighborhood. Senior Planner Allen
answered that because the site is in a Potential Landmark District, staff looked to see if
the plans were a quality representation of what was built in the 1920's. She said that
although the proposed architecture is different, it includes many of the same design
principles of homes constructed in the 1920's.

Chairman Hoban asked if the roofs were pitched roofs. Planner Allen deferred the
question to the applicant.

Public hearing opened.

Jeremy Johnson, representing Property Owner Tim Peffy, stated the design was completely modified to address the comments and concerns of the RDRC from the December meeting. He stated that he approached the design from a conservation standpoint, and proposed contemporary technologies to use less water and conserve energy.

Justin Brechtel, Project Architect, stated he hesitates to call the design contemporary or modern. He said the design is truthful of the materials of the period, and is environmentally responsible. He stated he addressed the scale of the neighborhood and broke down the mass of the house so that it is respectful of the neighbors.

Mr. Brechtel noted the roofs were low-sloped roofs. He then referred to additional images he created that showed houses in context to each other.

Vice Chairman Cha asked Mr. Brechtel what comments from the December meeting he specifically addressed in the revised design. Mr. Brechtel stated that he specifically addressed the topography of the site; the proposed house has been pushed back and down as much as possible to work with the topography and still allow for a legal driveway.

Vice Chairman Cha asked if there were any specific details, such as windows or materials that were incorporated in the design to match the surrounding houses. Mr. Bechtel stated he chose a pallet of warm hues, coupled with true materials. He noted he incorporated a rain screen on the second floor on the northern house to create a heat thermal trap to cool the house, and a light colored roof material to reflect heat back into the environment.

Jill Ashlock, 1218 N. Lemon, stated the rendering does not do the topography justice. She stated the proposed house seems to be built into the slope, making the front yard and backyard upslope and an unsuitable play area for children. She wondered if it was permitted to have slope included as part of the five-foot setback.

Bob Ashlock, 1218 N. Lemon, clarified that it seems the unit will cut into the slope. He also thought he saw a door way on the plans that opened up into a berm. He said he really liked the design, but did not see it as fitting in with the neighborhood.

Dorian Hunter, 400 Virginia Road, stated the design is compatible with the area because it is a contemporary design, which represents the period of the time. She also thought it was a huge advantage that the architect used the topography of the site.

Michael Andres, 1224 Frances Avenue, stated he liked the design. However, he felt that because the two proposed homes were adjacent to each other and of the same design, they may not contribute to the eclectic feel of the neighborhood.

Mrs. Hunter asked if the roof on the north structure was pitched.

Katie Dalton, Fullerton Heritage, believed the modified design was much improved from the previously proposed design, and thinks it honors the requirements of a Potential Landmark District. She said the modern design fits with the area because of the specific

design considerations; but she shares Mr. Andres' concern and believes two houses of the same design should not be next to each other within the neighborhood.

Gina Andres, 1224 Frances Avenue, stated she liked the new design.

Mrs. Hunter stated she liked how the quality design may set a standard for other proposed houses. She believed there were enough differences within the two adjacent designs to fit in with the area.

Mr. Brechtel addressed the public concerns, and he stated the following:

- The slope is running into the side of the building, which is a waterproofing and drainage issue that will be addressed.
- The rear yard is 20 feet from the property line to the back of the house.
- He made a conscious effort to reduce the mass of the property and not encroach upon the neighbors.
- He broke context of the neighborhood down into scale and materiality; the scale was broken down as much as possible in order to reflect the surrounding area.
- He noted the materials are all very truthful and natural; the stucco is done in warmer hues to reflect the vegetation.

Jill Ashlock was concerned that most of the existing trees were shown to be removed from the site on the proposed plans. Mr. Bechtel stated four trees will be removed from the site, but the rest will likely be saved.

Public hearing closed.

Vice Chairman Cha stated he was happy with the massing and layout of the house, but was concerned about the contemporary design not fitting in with the neighborhood. He also stated that he hoped most of the existing trees would be saved. He was ok with the two adjacent structures being similar in design because they are symmetrical to one another, such that it almost looks like one house from the street.

Committee Member Lynch stated he supported the project and thought the proposed structure and materials were appropriate for the neighborhood. He noted that, ideally, there would be a big yard to accommodate children in the house, but the setback issue is not really within the purview of the RDRC if the project meets Code. He also said he did not mind if the houses were of the same design and close together.

Chairman Hoban stated that he liked how the architect used the topography of the site, decreased the mass of the proposed house, and incorporated sustainable elements into the design. He hoped the architect would implement quality landscaping, and asked the Committee if they would like to condition the landscape plans to come back to the Director of Community Development for review.

Committee Member Lynch stated he did not have an issue with the landscaping; he said he noticed a large canopy of existing trees in the project site that will have to eventually be removed if a house is to be built in the lot.

Vice Chairman Cha said the landscaping should be conditioned to come back for review by the Director of Community Development. He also felt uncomfortable with the contemporary style of the proposed structure within the context of the neighborhood. He said he would like to hear from the architect again regarding how the structure fits in with the neighborhood.

Chairman Hoban clarified no one chartered the architect to use a contemporary design, and the architect used contemporary building techniques for sustainability purposes, and to fit in with the eclectic character of the area.

Public hearing reopened.

Mr. Brechtel stated that he took the approach of the surrounding houses and focused on breaking down the scale to reflect the neighborhood houses and proposed materials that are truthful and residential in their architectural style. He noted that he incorporated several sustainable elements to create a habitable and healthy space for occupants, that was good for the neighborhood and environmentally responsible.

Public hearing closed.

The Committee deliberated and concluded the following:

- The slope and topography of the site help integrate the building into the neighborhood.
- The architecture is honest and unique, and does not attempt to recreate a style that mimics a different time and place.
- The scale of the building is compatible with the neighborhood.
- The architect will be using natural colors, materials, and plaster in an authentic manner.

MOTION by Committee Member Lynch and SECONDED, by Chairman Hoban to APPROVE the project, subject to staff's recommendations, and added conditions as follows: (1) Landscape plans shall be prepared by a licensed landscape architect and submitted to the Community Development Department for review and approval; and (2) an effort shall be made to preserve existing trees on the site in a sensible context. Motion passed 2-1, with Vice Chairman Cha opposed.

Senior Planner Eastman explained the ten-day appeal process.

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENT:

No public comments.

STAFF/COMMITTEE COMMUNICATION:

Senior Planner Eastman stated the City the Council elected Scott Lansburg as a new Planning Commissioner.

Senior Planner Eastman also notified the Committee that there will be a number of important projects coming before the RDRC in the near future, such as the parking structure on Santa Fe and the Fullerton Public Library expansion.

MEETINGS:

None

ADJOURNMENT:

Meeting adjourned at 5:05 P.M.

Respectfully Submitted,

Nadia Muhaidly
Clerical Assistant