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

COUNCIL CONFERENCE ROOM

**FULLERTON CITY HALL** 

THURSDAY OCTOBER 22, 2009 4:00 PM

The meeting was called to order at 4:07 p.m. by Chairman Hoban CALL TO ORDER:

**ROLL CALL:** COMMITTEE MEMBERS Chairman Hoban, Committee Members

> PRESENT: Daybell, Lynch and Blumer

COMMITTEE MEMBERS Vice Chairman Cha

ABSENT:

STAFF PRESENT: Senior Planner Eastman. Associate

> Planner Hernandez. Project Manager Kovac, Associate Engineer Dhanda and

Secretary Flores

The August 27, 2009 minutes were not available. MINUTES:

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARINGS**

#### ITEM NO. 1

PRJ09-00025 - ZON09-00003A. APPLICANT AND PROPERTY OWNER: SHADDOW **GROUP, LLC**. A request to modify the design of a previously approved request to construct and operate a 5,250 sq. ft. auto repair facility on property located at 820 W Commonwealth in a Community Improvement District. (Generally located on the south side of Commonwealth Ave, between approximately 305 ft. and 455 ft. east of Euclid Street. (C-H zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (Staff Planner: Christine Hernandez).

Associate Planner Hernandez gave a brief overview of the request, pointing out the changes made from the previously approved design.

Public hearing opened.

Joe West, Project Architect, referred to the set of revised plans. He confirmed that the previous design as approved was over budget, and continued to explain the reasoning behind the removal of the glass and steel at the front of the building. Mr. West explained the thermal analysis of the building which led to the architect adding the angled blade assembly to the front of the building. Mr. West went on to explain how the assembly of these blades act as a heat sync, allowing the stack effect to draw heat out of the lobby area, reducing the cost of constructing the structure as well as better thermal efficiency.

Mr. West noted that the removal of the second story square footage allowed for them to eliminate a required parking space from the parking area, while allowing them to increase the square footage of a constricted work space at the front of the building. Mr. West explained that the oversized vehicle lift and the CMU block shop building remain unchanged, noting that the changes were to the front of the building.

Committee Member Blumer asked Mr. West to go into more detail on the stack effect. Mr. West then showed the previously approved set of elevations and explained that the previous designed building contained a large amount of glass at the front of the building, which acted as a heat conductor. He went on to explain that the removal of 50% of the glass volume along the front of the building in addition to the angled blade design, which is a furred out wall, contains a venting system which allows for the building to collect cool air from the outside landscaped area in front of the building and pull it up and into the building naturally, reducing the thermal bridge.

Committee Member Blumer asked Mr. West if there was a glazed wall system which is visible from the inside of the building, or whether there were two solid wall systems. Mr. West replied that the materials being used are a translucent material so that the skeleton of the building is visible from the interior lobby area. Mr. West explained that the translucent material will allow for natural light to penetrate the building during the day, reducing the need to heat it mechanically, while at night the interior illumination of the building will allow for the skeleton of the building to be visible.

Committee Member Blumer referred to the previously approved elevation with regards to the removal of the stairs and the exterior lighting leading to the second floor lobby area. Mr. West confirmed that the stairs will be removed and that the incidental lighting in the interior of the building will now illuminate the interior of the building through a sensor system that will only light up when a person walks through a particular area of the building.

Committee Member Blumer asked whether the new wall material being used as a replacement for the materials at the stairs was solid. Mr. West replied that the material is in fact translucent, and a study was done to make sure that the movement of people behind the wall was obscured.

Committee Member Blumer asked how the plumbing and fixtures will be attached to the translucent wall material. Mr. West confirmed stated that the plumbing will be running through the glass wall, but will be obscured. He went on to explain that there is a structural framing in the walls which will allow for the attachment of grab bars and such.

Committee Member Blumer asked about the durability of the polygon plastic material and whether the material changes in color over time. Mr. West responded that the material is guaranteed for a period of 50 years in direct UV sunlight, but because these will be facing northern exposure, the expectation of the guarantee is increased by 20%. Mr. West indicated that there is no discoloration of the panels and that if one did need to be replaced that the cost of replacement was low. He also indicated that the ability to replace a panel was easy.

Committee Member Blumer asked about the material used for the sloping roof over the lobby area and whether it was a separate roof unit. Mr. West replied that material is a composite board, and that it's framed like a conventional wood framed roof but that the projecting eave is a steel frame, which is the roof proper. He explained that the roof proper is a bladed soffit, like a suspended drywall steel framed component, and that the air gap between the two components is what will draw the heat out of the lobby area. He further explained the gap between the two roof components, and how those two systems interacted to draw heat out and bring cold air in.

Senior Planner Jay Eastman asked whether the interior space was completely self contained in terms of being a conditioned space. Mr. West replied that the area was not hermetically sealed, but that it was positively charged with cold air. Mr. West explained how the cooling system works and how they open and close depending on the temperature needs inside the building.

Committee Member Blumer asked if the cement panels were approved as a roof material. Mr. West responded affirmatively, explaining that the panels have an ICC number and are rated for horizontal operation. Committee Member Blumer commented on the obscurity of the east and west views, and that the planter shown on the rendering on the east elevation should be implemented on the site plan, in order to soften the visual view. Mr. West replied that the planter will be implemented on the final plans.

Committee Member Blumer inquired about the type of planting material to be used inside the planters. Mr. West indicated that the plants would be drought tolerant and still tall enough to screen the parking lot from view. Committee Member Blumer asked if the planters would be sunken. Mr. West indicated that he would like to lower them 6 inches wherever he can, because it's easier to build a planter up, but harder to bring them down if they need to.

Public hearing closed.

The Committee expressed their joint satisfaction with the project.

MOTION by Committee Member Lynch, 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.

### OTHER MATTERS

#### **ITEM A**

PRJ09-00301 – ZON09-00054. APPLICANT AND PROPERTY OWNER: CITY OF FULLERTON. A status report on the West Harbor Alley Improvement Project, which will propose pavement, landscape and lighting enhancements as the second phase of a water main upgrade project.

Senior Planner Eastman provided a staff report, explaining the item is an update to the RDRC on the status of a concept to enhance a downtown alley that runs parallel with Harbor Blvd., between West Wilshire and Amerige Avenues. Senior Planner Eastman introduced Robert Borthwick, the project's landscape architect who has been retained by the Redevelopment Agency to prepare a concept design. Mr. Borthwick described input received at two July community meetings, and identified project constraints.

Committee Member Daybell indicated that the south end of the alley puddles; raising the alley may improve drainage. He thought the entire alley surface should be uniform, between decorative paving on Amerige and decorative paving on Wilshire.

Matt Leslie, resident, asked questions, including whether the purpose of the plan is to include outdoor fencing to allow lines for restaurant queuing, gathering and outdoor dining? Is alley improvement being done to accommodate access and dining of businesses? Is the intent to make the restaurant and bar's "back doors" more like "front doors"? Mr. Leslie stated that he is not in support of tax money funding improvements for the benefit of businesses benefit. Mr.

Leslie asked if the surface of alley be permeable. Staff responded that the enhancement is being done because the alley surface needs to be replaced, and the design intent is to minimize or eliminate conflicts to the greatest degree possible. Outdoor dining, while a consideration due to the existing patios, is not the driving force behind the renovation project. Staff indicated that it is possible to use permeable surfaces, but the downtown soil is clay, which may make permeable surfaces moot. Mr. Leslie asked about the budget of the project, and staff clarified that there is an existing budget, but it may need to be augmented depending on the design approved by Council. The purpose of the current exercise is to solicit public participation and review design constraints, so that a concept can be presented to Council for their consideration.

Fred Moehring, Fullerton Property Owner, had several questions as to what is being proposed. He stated the alley should be simple, nice and functional.

David Esqueda, Ziings Restaurant, 209 N. Harbor, stated that outdoor dining is needed. He stated Ziings has prepared design concepts that he is willing to share. Dave identified that fencing is needed for them to have dining based on regulatory requirements.

Committee Member Lynch indicated that he likes outdoor dining, but doesn't like the existing decks. He stated he does not particularly like the fenced off area.

Mr. Esqueda stated that Ziings would be happy to beatify the fence to make it look nice, and can make it match whatever theme is created for the area. He believed the alley should have a theme, and supported overhead lights, and an urban gathering area with a feature, such as a fountain. He stated the existing hydrant is a problem and needs to be relocated.

Chairman Hoban closed the public hearing.

Committee Member Daybell stated he does not support private ramps in a public area, and believed ADA ramps should be inside a building. He did not think that public property should be used for congregation. He stated that waste reciprocals should be considered; lighting should come off buildings; keep the existing trees; and the fire hydrant needs to go where the Fire Department needs it, and did not think it needs to be relocated. He questioned what was approved for Amerige Court; Senior Planner Eastman gave background on that project. Committee Member Daybell thought the alley will need to have bollards and a gate to block traffic; Senior Planner Eastman clarified one concept is to install a rolled curb at Wilshire and design the alley to be clearly for pedestrians.

Committee Member Lynch liked the idea of raising the alley because it would eliminate the need for ramps or decks. He said pavers are easier to access underground utilities and would eliminate concrete repair patches. He said the fire hydrant location is up to the Fire Department; he did not like removing trees; would like bike access and bike racks; and was in support of sidewalk dining if it looks temporary. Committee Member Lynch further believed that enhancements to the alley are needed.

Committee Member Blumer was in favor of sidewalk dining, as it livens up the area. He believed dining needs to be consistent and look like it is all planned together. He further believed that restricting dining to half of the alley dimension seems to balance dining with pedestrian flow, and the pedestrian flow should be straight from Wilshire to Amerige and not be redirected by outside dining. Committee Member Blumer said he liked the idea of overhead lights over parts of alley; was concerned with how to coordinate lights with public vs. private property; lights could create a "roof" and feeling of an "outdoor room"; lights would make more

sense if there was a Business Improvement District to manage it. Committee Member Blumer noted the raised dining at Villa Del Sol creates nice termination of view when looking north; there is no good view looking south.

Chairman Hoban said he would like to see pedestrian enhancements; he did not like the outdoor decks; he believed outdoor dining should be temporary in nature; he was in support of raising the alley to accommodate ADA access; he believed the alley should be closed to public vehicle traffic all the time; if service vehicles are needed they should be limited to morning hours. As a pedestrian area he was fully in favor of trees and planters to give it a pedestrian feel. Chairman Hoban was in support of overhead lighting for a pedestrian only space.

Committee Members Lynch and Daybell agreed that the area should be pedestrian only, except for emergency vehicle access. Committee Member Daybell supported having service vehicles outside of the alley, and having deliveries carted in from the loading area.

MOTION by Committee Member Daybell, SECONDED by Committee Member Lynch to receive and file the report. Motion passed 4 to 0.

#### STAFF/COMMITTEE COMMUNICATION

None

## **REVIEW OF PLANNING COMMISION/COUNCIL ACTIONS**

Senior Planner Eastman gave a brief overview of recent Planning Commission actions.

## <u>ADJOURNMENT</u>

Meeting adjourned at 4:40 P.M	MEGUING	au	<u> Uullicu</u>	aı -	+.+∪	L INI.
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Respectfully Submitted,
Susana Flores Secretary