MINUTES OF THE REGULAR MEETING OF THE FULLERTON PLANNING COMMISSION

COUNCIL CHAMBERS – CITY HALL

WEDNESDAY SEPTEMBER 13, 2006 4:00 P.M.

CALL TO ORDER: The meeting was called to order by Chairman Savage at 4:04 p.m.

PRESENT: Chairman Savage, Commissioners Bailey, Fitzgerald, Hart, Musante, and Thompson

ABSENT: Vice Chairman Francis

STAFF PRESENT: Acting Director of Community Development Rosen, Acting Chief Planner Eastman (7:00 p.m. session only), Senior Planner St. Paul, Acting Senior Planner Allen, Acting Associate Planner Kusch (7:00 p.m. session only), Senior Civil Engineer Voronel, and Recording Secretary Pasillas.

FLAG SALUTE: Commissioner Fitzgerald

MINUTES: MOTION made by Commissioner Musante, SECONDED by Commissioner Hart and CARRIED unanimously that the Minutes of the August 9, 2006 meeting be APPROVED with the following changes:

- Page 142, second paragraph, delete "removed" and "but was waiting for the community's input"

PUBLIC HEARINGS

ITEM NO. 1
PRJ05-00677 – PM2006-202 – ZON05-00094. APPLICANT: FABIAN BUENAVENTURA; PROPERTY OWNER: ABRAHAM ABYAD.

Staff report was presented pertaining to a request for a minor development project and tentative parcel map to subdivide an existing parcel into three condominium lots on property located at 115 and 117 Southgate Avenue (north side of Southgate Avenue, approximately 200 feet west of Harbor Boulevard) (R-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. She explained both applications, and photos were displayed of the property. A site plan and elevations were shown to the Commissioners.

Commissioner Bailey asked what type of precedent this project would set. Acting Senior Planner Allen explained that this would be new construction on the block, in an area where little new construction had recently taken place.

Commissioner Hart asked if the property was a double wide lot, and Senior Civil Engineer Voronel stated that the Assessors' map indicated the property was two lots. The parcel map would include a consolidation of the lots, as conditioned.

Public hearing opened.

The applicant, Fabian Buenaventura, explained that the project would be family oriented, contain three for-sale units, it met the City's requirements, and any minor issues would be taken care of during the planning process. He believed the project would enhance the look of the area.

Public hearing closed.

Commissioner Bailey felt the project was compatible with the area, and with the commercial area to the east it would provide a nice transition.

The title of Resolution PC-06-29 APPROVING a Minor Development Project to construct a three-unit condominium project and granting a Parcel Map for condominium purposes in a Community Improvement District on property located at 115 and 117 Southgate Avenue was read and further reading waived. MOTION by Commissioner Bailey, SECONDED by Commissioner Musante and CARRIED 6-0 by voting members present that said Resolution be ADOPTED AS WRITTEN.

ITEM NO. 2
PRJ06-00270 – ZON06-00045. APPLICANT: CHUCK KRAUSMAN; PROPERTY OWNER: BENNER METALS.
Staff report was presented pertaining to a request for a Conditional Use Permit to exceed the base Floor Area Ratio of 45% with a proposed Floor Area Ratio of 49% to facilitate a 995-square-foot office addition to an existing industrial building on property located at 1200 S. State College Boulevard (southeast corner of State College Boulevard and Cypress Way) (M-G zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. She explained the request and aerial photos of the property were shown. Requested conditions of approval were explained and clarified. Access, circulation, and parking issues would need to be resolved prior to obtaining building permits.

Public hearing opened.

Francis Benner, the property owner, stated he had thought the recording of an access agreement would decrease the value of the property, but if it could be removed upon sale he would be agreeable with it. He explained his intent was to add beauty to the building and keep up with the area. He did not need the office space at this time, but it would be a nice addition.

Commissioner Hart asked the size of the buildings. Mr. Benner stated the front building was approximately 15,000 square feet of warehouse, with the office being 1,200 square feet; the other building was of similar size.

Sean Duby, the owner of the adjacent property to the east, stated he shared an easement with Mr. Benner's property and had no problem with the project.

Public hearing closed.

The title of Resolution PC-06-30 approving a Conditional Use Permit to exceed the base floor area ratio of 45% with a proposed floor area ratio of 49% to facilitate a 995-square-foot addition

to an existing industrial building on property located at 1200 South State College Boulevard was read and further reading waived. MOTION by Commissioner Bailey, SECONDED by Commissioner Fitzgerald and CARRIED 6-0 by voting members present that said Resolution be ADOPTED AS WRITTEN.

OTHER ITEMS

COMMISSION/STAFF COMMUNICATION

Acting Director Rosen explained that the Amerige Court project was moving forward in the hearing process, and would be presented at the next Planning Commission meeting.

He also informed the Commissioners that they would be receiving information regarding State mandated training regarding the laws associated with stipends/reimbursements.

Commissioner Fitzgerald asked if a date had been set for the West Coyote Hills hearing and Acting Director Rosen responded that a date had not yet been established, and that staff was still working on the response to comments.

REVIEW OF COUNCIL ACTIONS

Acting Director of Development Services Rosen gave a brief report on recent City Council meetings.

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be September 27, 2006 at 4:00 p.m.

Adjourned at 4:35 p.m.

7:00 P.M. SESSION

Reconvened at 7:00 p.m.

ITEM NO. 3
PRJ06-00241 – ZON06-00042. APPLICANT AND PROPERTY OWNER: MARK KIESSELBACH.
Staff report was presented pertaining to a request for a Conditional Use Permit to construct a two-story accessory building for use as a game room and guest room on property located at 2320 Morelia Place (east side of Morelia Place between approximately 300 feet and 430 feet north of Laguna Road) (R-1-20 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. Photographs and elevations of the proposal were shown. The requirements for a detached habitable accessory building were explained, along with the details of the Conditional Use Permit.

Chairman Savage asked for clarification on the location of the windows on the north side of the structure. Acting Senior Planner Allen described how their height, six feet above the finished floor, would add privacy.

Public hearing opened.

The applicants, Mark and Lillianna Kiesselbach, explained that they had spoken with both neighbors and they were in favor of the project.

Public hearing closed.

The title of Resolution PC-06-31 APPROVING a Conditional Use Permit for a two-story detached accessory building for use as a game room and guest room on property located at 2320 Morelia Place was read and further reading waived. MOTION by Commissioner Musante, SECONDED by Commissioner Thompson and CARRIED 6-0 by voting members present that said Resolution be ADOPTED AS WRITTEN.

ITEM NO. 4
PRJ06-00081 – ZON06-00015 – TRACT TR-17107. APPLICANT: JOHN SILBER; PROPERTY OWNER: PACIFIC PLUS INVESTMENTS.
Staff report was presented pertaining to a request for a major development project and a tentative tract map to construct a six-unit residential condominium complex on property located at 321-323 East Amerige Avenue (north side of Amerige Avenue between approximately 175 and 275 feet east of the northeast corner of Amerige Avenue and Lemon Street) (R-3) (Categorically exempt under Section 15332 of CEQA Guidelines) (AKU)

Acting Associate Planner Kusch gave a brief overview of the project. Diagrams of the surrounding properties and zoning were shown. Although the existing buildings were old, they were not considered historic. There was a neighboring historic home, commonly referred to as the "Cusick House".

Acting Associate Planner Kusch explained that a previous residential condominium project for the property was approved by the Planning Commission in August 2005. An appeal was subsequently filed by an adjacent property owner, and in October 2005 the City Council upheld the appeal, which denied the project. Since that time, the property owner hired another architect to prepare a revised project design. In July 2006, the revised project was reviewed by the Redevelopment Design Review Committee, who unanimously recommended approval of the proposed development.

Site plans for the proposed project were explained, including parking and vehicle access. Floor plans were displayed, and the elements of each level were explained. Elevations were shown and described, along with a comparison of height with the "Cusick House" next door. A materials board of proposed exterior materials was also displayed.

Public hearing opened.

Hossein Tajiki, a partner in the ownership of the property, explained that, after the appeal, they had started the project from scratch with the help of a new architect, John Silber. They had tried to keep the buildings compatible with the neighborhood.

Commissioner Bailey asked about the paving materials for the vehicle courtyard area, and Randall Larson, from Silber Architects, responded that the courtyard would be concrete, possibly stained.

Commissioner Hart asked about the siding and how long the stain would last. Mr. Larson responded that it would be vertical tongue and groove siding, and the staining process would last approximately 15 years, which was longer than most paint would last.

Commissioner Fitzgerald asked to see the aerial photo that indicated the proposed buildings. She asked the location of the "Cusick House" and its height. Acting Associate Planner Kusch pointed out the "Cusick House" and responded that the exact height was unknown, but it was comparable to what was being proposed. Commissioner Fitzgerald asked about the property on the other side, and Acting Associate Planner Kusch responded that it was two stories.

Acting Chief Planner Eastman noted the building located east of the subject property had a pitched roof, and the proposed flat roof would eliminate the pitch, thereby reducing the height.

Commissioner Fitzgerald asked to see photos of the neighborhood, and Acting Associate Planner Kusch displayed the photos and gave a description.

Chairman Savage asked if the project was approved tonight would it go on to the City Council and Acting Director Rosen responded only if it was appealed.

Public hearing closed.

Commissioner Fitzgerald was impressed with the project and felt it added to the flair of the neighborhood. She like the proposed open space and would support the project.

Commissioner Hart did not think the architecture was compatible with the neighborhood, and was concerned that it would stick out amongst the older homes. She liked parts of the project, but did not like the overall architecture.

Commissioner Bailey liked the architecture. He did not think it necessarily fit within the community, but did not believe it was necessary to try and make old architecture. He believed it was important to design for our times, and he will support the project.

Commissioner Thompson thought it was a beautiful project and he would support it.

Commissioner Musante thought it was a well designed project and he would support it.

Chairman Savage was reminded of work done in the 1960's that was now being torn down because it was ugly. He understood architecture was subjective, but thought it was an important part of the decision. He did not feel the project fit the neighborhood, and would not support.

The title of Resolution PC-06-32 APPROVING a major development project and a tract map to construct a six-unit condominium complex in a Community Improvement District (CID) overlay zone on property located at 321-323 East Amerige Avenue was read and further reading waived. MOTION by Commissioner Bailey, SECONDED by Commissioner Fitzgerald and CARRIED 4-2, with Savage and Hart voting no, that said Resolution be ADOPTED AS WRITTEN.

ITEM NO. 5
PRJ06-00156 – ZON06-00029 – CUP946A. APPLICANT: DIANA NEEDHAM; PROPERTY OWNERS: KYOO AND JONG CHOI.

A request for a major site plan and modification to an existing Conditional Use Permit (CUP-946) to allow for the addition of a classroom building measuring approximately 1,300 square feet, which would accommodate the expansion of the existing child care center from 35 to 48 children, including five teachers, on property located at 3516 W. Commonwealth Avenue (southeast corner of Commonwealth and Thompson Avenues) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (AKU).

Acting Director Rosen recommended the project be continued until the September 27, 2006 Planning Commission meeting.

MOTION made by Commissioner Bailey, SECONDED by Commissioner Musante and CARRIED by a 6-0 by voting members present, that said item be CONTINUED to a date certain.

OTHER ITEMS

PUBLIC COMMENTS

There was no one from the public who wished to speak on any matter within the Commission's jurisdiction.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:42 p.m.

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Janelle Pasillas
Secretary