

MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 10:00 A.M., APRIL 5, 2007

CALL TO ORDER

Chairman Eastman called the meeting to order at 10:04 a.m.

COMMITTEE MEMBERS PRESENT

Eastman, Lopez, Voronel, St. Paul, Petropulos

COMMITTEE MEMBERS ABSENT

Tabatabaee

STAFF MEMBERS PRESENT

Kusch, Allen (arrived at 10:10 a.m.) Jenkins, Pasillas

OTHERS PRESENT

APPROVAL OF MINUTES

MOTION by Committee Member St. Paul, SECONDED by Committee Member Voronel, and CARRIED unanimously by all voting members present to APPROVE the March 15, 2007 minutes.

ACTION ITEMS

PRJ06-00458 – ZON06-00074. APPLICANTS: PETE SHUBIN AND OMNIPOINT COMMUNICATIONS; PROPERTY OWNER: CALVARY CHURCH OF FULLERTON.

A request to construct a 55-foot tall monopalm telecommunication antenna at Calvary Community Church on property located at 1465 West Orangethorpe Avenue (north side of Orangethorpe Avenue between 107 feet and 270 feet east of Eadington Avenue) (R-1-7.2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (AKU) (Continued from October 19, 2006).

Acting Associate Planner Kusch gave a brief description of the proposal. This project was continued from October 2006. The current proposal reflects a fifty five foot tall monopalm antenna. The applicant had looked at alternate site locations and designs based on the concerns with safety and aesthetics as viewed by neighboring properties, however, the church did not opt for those alternatives. The public was noticed, and there had been no concerns expressed.

Senior Planner St. Paul asked how the monopine would be disguised, and Acting Associate Planner Kusch responded that the antenna was smaller and the fronds would be the same as the three Mexican Palm trees that would be planted. The live palms would be staggered in height. An equipment enclosure would be located on the east side of the property adjacent to the open space area, and would be enclosed by a six foot masonry wall.

Chairman Eastman asked what type of landscape trees would be planted and Acting Associate Planner Kusch responded four Melaleuca (Paperbark) trees would be planted along the west side of the property.

Senior Planner St. Paul asked who would be responsible for the maintenance on the monopalm, and Chairman Eastman suggested there be a condition that the church lease ensures long-term maintenance by the cell company.

Public hearing opened.

Pete Shubin, a representative of Omnipoint, explained that the frond type used would be a long, narrow type, which would match with the Mexican Fan palms. He also stated the imitation bark would be made from a rubberized material, which would not deteriorate as easily as the old product.

Carl Babb, 1016 S. Eadington, expressed concern with the safety of the neighboring children and the effect on property values. He was also concerned with the maintenance of the existing landscape trees and was concerned that the additional trees would create an additional mess.

Chairman Eastman explained that the Committee was prohibited by law from taking action based on the possibility of a cell tower creating a health hazard.

Public hearing closed.

Senior Civil Engineer Voronel stated that the entrance off of Orangethorpe was substandard in relationship to ADA access, and she would like a condition added to bring the driveway up to City standards. Pete Shubin, a representative from Omnipoint, discussed what would be required to bring the entrance up to current standards. Chairman Eastman stated that typically a standard condition was included to address this issue, but in all reality it was a code condition based on mandated ADA requirements.

Chairman Eastman moved to approve the proposal with the added condition that the applicant would be responsible for future maintenance of the monopalm antenna and adjacent palm trees, and that the Director of Community Development be provided copy of the lease agreement with the church stipulating this arrangement. Senior Planner St. Paul seconded the motion.

MOTION by Committee Member Eastman, SECONDED by Committee Member St. Paul and CARRIED unanimously by all voting members present to APPROVE the project with conditions as stated.

Chairman Eastman explained the 10-day appeal process.

PRJ07-00089 – ZON07-00012. APPLICANT: EUGENE VORTMAN; PROPERTY OWNER: ASHLING VANNA.

A request for a minor site plan review to operate a small collection recycling facility located at 1101 W. Commonwealth Avenue (northwest corner of Orange and Commonwealth Avenues) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (MJE).

Planning Intern Matt Jenkins gave a brief overview of the project.

Committee Member Lopez left the meeting at 10:50 a.m.

Planning Intern Matt Jenkins explained the State's requirement for recycling centers within a half mile convenience zone, and that this center would be located at the Super 8 service station and would serve the Stater Bros. market on Euclid. The proposed hours of operation would be from 9:00 a.m. to 5:00 p.m., six days per week. There would be one person attending the facility during operating hours.

Chairman Eastman clarified that the Stater Bros. on Euclid was mandated by the State to provide a recycling facility within a half mile radius.

Planning Intern Matt Jenkins added that the proposed location would not take up any of the required parking at the gas station, and it would be located to the rear of the building adjacent to an approximately five foot tall wall, with a twenty foot alley behind the wall.

Acting Senior Planner Allen explained the Municipal Code had operation standards for this type of facility. The hours of operation are within the hours required for a facility nearby to residential. She would like the applicant to provide more information on the solar-power operation of the facility, and what happens when someone brings in recyclable goods. On-site circulation had been looked at and there would be no interference.

Public hearing opened.

Eugene Vortman, the applicant, explained the operation. There would be a portable scale, and point-of-sale system that would generate a receipt, which would be taken into the mini-mart to be redeemed. There would be a kiosk in front of the bins which would screen the bins, and there would always be an attendant in the kiosk during operating hours.

Chairman Eastman stated the kiosk would need to be ADA accessible, which would likely need a ramp for the kiosk office.

Acting Senior Planner Allen asked for clarification on the bin's interior components, and what process the attendant would follow. Mr. Vortman stated the attendant would sort the items into the appropriate bin, and there would be no crushing operation or noise generated.

The following people spoke against the proposal:

- Suzanne Douthwright, 1123 W. Commonwealth Avenue (Phillips Tire Co.)
- Donna Gore, 1100 W. Amerige
- Walt Jones, 1104 W. Amerige
- Mike Sloan, 301 E. Commonwealth

Their concerns were:

- There are clean up trucks (dump truck, back hoe) and other items on the property which will take up room
- On a corner, gas pumps in front, circulation problems
- Increased traffic, not enough room for circulation

- Already have a problem with people parking in front of their homes, people coming to use the recycling facility will cause more of a parking problem
- Why not locate the recycling facility on Stater Bros. property or in the CVS parking lot
- Alley already has a trash problem, and this use will increase the problem
- Would it be possible to find another locations away from the residential area
- Not enough parking at location, customers will park in neighborhood

Public hearing closed.

Senior Civil Engineer Voronel left the meeting at 11:10 a.m.

Mr. Vortman stated the spaces being occupied by the equipment were on a month-to-month lease for storage and will be removed if this proposal is approved. Chairman Eastman stated a condition could be added to prevent storage on the site.

Chairman Eastman clarified that Stater Bros. was mandated by the State of California to provide a recycling facility either on-site or within a half mile. They were looking at this location to meet their requirement. The lease agreement on the CVS property may prohibit other business on the property. The committee was provided this proposal to consider, not another location. Acting Senior Planner Allen stated that there was already a shortage of parking at Stater Bros.; therefore it would not be possible to locate a recycling facility at that site.

Mr. Vortman stated the attendant will clean up the area in a 100' radius from the center, and could also clean up the alley if needed.

Acting Senior Planner Allen clarified that there was a trash enclosure on site, and asked if the attendant would throw non-recyclables in these dumpsters. The applicant responded affirmatively.

Senior Planner St. Paul asked if this proposal was for a standard size unit, and Mr. Vortman responded that they could possibly use one container with a pay booth.

Chairman Eastman expressed concerns with parking for the attendant and kiosk customers, traffic circulation, size of the structure and maintenance. He wanted to add a condition to prohibit storage of vehicles or equipment, including those not associated with this use.

Acting Senior Planner Allen suggested continuing the item to allow the applicant to revise the site plan to correctly illustrate the current conditions, look at other options, and address some of the concerns expressed today.

MOTION by Committee Member St. Paul, SECONDED by Committee Member Petropulos and CARRIED unanimously by all voting members present to CONTINUE the project to April 14, 2007.

The following item was heard out of order.

PRJ07-00137 – ZON07-00023. APPLICANT: DANNY BUYN; PROPERTY OWNERS: FT INVESTORS AND BIRTCHER ANDERSON PROPERTIES, INC.

A request for a minor site plan to operate a college counseling and tutoring service facility on the first floor of Fullerton Towers located at 1440 North Harbor Boulevard (east side of Harbor Boulevard, approximately 700 feet north of Brea Boulevard) (C-3 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (BSP).

Senior Planner St. Paul gave a brief description of the project.

Chairman Eastman suggested an added condition stating no loitering by staff or students on the exterior of the building.

There was no one from the public who wished to speak.

MOTION by Chairman Eastman, SECONDED by Committee Member Petropulos and CARRIED unanimously by all voting members present to APPROVE the project with conditions as stated.

Chairman Eastman explained the 10-day appeal process.

PRJ07-00118 – ZON07-00019. APPLICANT: EUGENE VORTMAN; PROPERTY OWNER: SUE LIU.

A request for a minor site plan review to operate a small collection recycling facility behind the Target store at the Fullerton University Shopping Center on property located at 2910 Yorba Linda Boulevard (southwest corner of Yorba Linda Boulevard and North Placentia Avenue) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (MJE)

Planning Intern Matt Jenkins explained that this item was similar to agenda item number two, except it would service the Albertsons located on north Placentia Avenue. The facility would take up three parking spaces, and staff believed there was an excess of parking at this (Target) shopping center. Proposed hours were 9:00 a.m. to 5:00 p.m., six days a week. There would be routine sweeping of the area within 100' of the facility, and no mechanical devices to process the recyclable material. The facility would be staffed by one attendant during the hours of operation.

Acting Chief Planner Eastman asked if it would be the same type of facility as the previous item, and Planning Intern Matt Jenkins responded affirmatively.

Senior Planner St. Paul asked if there was a wall separating the parking lot from the freeway or Yorba Linda Blvd., and Planning Intern Matt Jenkins responded negatively and added that there was a substantial amount of landscaping.

Acting Chief Planner Eastman stated the standard recycling facility conditions would be applicable, and Planning Intern Matt Jenkins confirmed this as correct. Acting Senior Planner Allen added that the conditions would also include obtaining a building permit for the foundation, and possibly an electrical permit for the solar power. Acting Chief Planner Eastman stated that restroom facilities needed to be provided for the attendant; therefore an agreement would be need to provide employees with a facility to use.

Public hearing opened.

The following people spoke in opposition to the project:

- Edith Stevey, 2917 Weelesly Court
- Chris Carson, 1510 Wavertree
- Shirley Phillips, 940 Beechwood
- Mike Sloan, 301 E. Commonwealth

There points of opposition were:

- Received only one week notice from the City, and the phone number was wrong on the notice
- Already too much traffic in the area
- Streets are very narrow and will not accommodate additional traffic
- Homeless people in the area already, and with the recycling facility nearby people will be going through their trash looking for recyclables
- It is a residential-retail area, not a commercial-industrial area
- Already have a trash problem
- This facility will cause additional problems which will cost their homeowner's association more money to deal with
- Steady decline in City services over the last five years in their area
- Recycling center will bring a negative element into the area
- Why not locate at Albertsons instead of their area
- Will lower property values
- Parking on Garnet is congested with motor homes and trucks

Committee Member Petropulos addressed some of the concerns having to do with the Police Department. He was familiar with the changes in the area, and explained how the Police Department was deployed. He offered to provide the name of a person to contact regarding their problems.

Acting Chief Planner Eastman asked the applicant why the Albertson's site was not used, and Mr. Vortman responded that they felt this was a more suitable location, adjacent to the channel, set back 700' from a residential zone, and already adequately screened.

Public hearing closed.

Acting Chief Planner Eastman understood the concerns mentioned, but did not believe a recycling center would bring in additional people who would create the problems for the homeowners, who were on the opposite side of the Target building and shopping center parking lot.

Committee Member Petropulos explained that as a member of this committee he looked at every project from the viewpoint of a homeowner, and he understood their concerns.

Senior Planner St. Paul commented that this facility would probably service several businesses besides Albertson's, including Target, so a centralized location made sense, rather than multiple facilities in the neighborhood.

MOTION by Committee Member St. Paul, SECONDED by Committee Member Petropulos and CARRIED unanimously by all voting members present to CONTINUE the project to April 19, 2007.

Acting Chief Planner Eastman stated another notice would be mailed out with the correct phone number.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

Adjourned at 12:38 p.m. as Staff Review Committee.

BY: _____
Janelle Pasillas, Secretary