

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

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

April 12, 2007

4:00 PM

CALL TO ORDER: The meeting was called to order at 4:03 p.m. by Chairman Duncan.

ROLL CALL: COMMITTEE MEMBERS Chairman Duncan, Committee Members
PRESENT: Cha (arrived at 4:10 p.m.), Daybell, and
Larsen

COMMITTEE MEMBERS Committee Member Hoban
ABSENT:

PUBLIC PRESENT: Tom Dalton, Katie Dalton, Walt T

STAFF PRESENT: Acting Director Rosen (arrived at 4:08 p.m.)
Acting Chief Planner Eastman, Senior
Planner St. Paul, Acting Senior Planner
Allen, Redevelopment Manager Ferrier, and
Secretary Pasillas

MINUTES: MOTION made by Committee Member Cha, SECONDED by Chairman
Duncan and CARRIED unanimously by all voting members present to
APPROVE the March 22, 2007 minutes AS WRITTEN.

OLD BUSINESS

None

NEW BUSINESS:

Item 1

PRJ06-00614 – ZON06-00103. APPLICANTS: NEIL SMITH AND JOE JUAREZ.
PROPERTY OWNERS: PHILIP GOLD, WILLA VANDERBERG, AND SHIRLEY LAROFF

A request for Minor Development Project to expand an existing restaurant into the adjacent building and add an outdoor seating area on property located at 109 - 111 N Harbor Boulevard. (Generally located on the west side of Harbor Blvd. 100 feet north of Commonwealth Avenue) (C-3 Zone) (Categorically Exempt under Section 15301 of the CEQA Guidelines) (BSP)

Senior Planner St. Paul gave a brief overview of the project. He explained that the project was located in the Community Improvement District (CID); therefore it was under the purview of the RDRC to review any exterior modifications. In addition, the Central Business District (CBD) design guidelines also require review by the RDRC for exterior modifications to a commercial building.

Acting Chief Planner Eastman stated that this was a historic building (The "Dean Block" building); therefore the RDRC would be reviewing the historic aspect of the building.

Senior Planner St. Paul continued by explaining that this project was to allow expansion of Rockin Taco into the adjacent building, which was commonly known as the "Stedman Jeweler" building. The "Dean Block" building had been constructed originally in 1899 with two different additions constructed shortly thereafter. In 1997 the building had been rehabilitated to its present condition. The proposal would create an eight foot finished opening from the interior of the Rockin Taco to the interior of the adjacent building, and also a six foot opening with a door leading into a proposed open patio behind the Stedman building. There would be changes done to the interior, primarily the addition of restrooms and interior improvements to the "Stedman" building.

Senior Planner St. Paul explained the Fire Department requirement for dual fire sprinklers, and there would be a six inch opening that would go from the Stedman property into the Rockin Taco to accommodate the water line. The outdoor patio would be approximately 1,300 square feet, and would be enclosed by a six foot fence/wall combination, with an emergency only exit gate leading to the west side parking lot and adjacent alley. There would be enhanced paving to identify an unobstructed emergency exit path, and the Police Department had recommended "permanent" booths so that the tables could not be removed and a dance floor set up.

Senior Planner St. Paul described the various property lines involved and explained staff's condition that would require a Joint Access / Wall Access Agreement to be signed by the Building Official, which would resolve the issue of having openings over property lines.

Senior Planner St. Paul stated that the State Department of Alcoholic Beverage Control (ABC) would approve the expansion of the restaurant if the RDRC approved and support was given by the Police Department.

Committee Member Daybell asked if the existing trees in the patio area would be removed and Senior Planner St. Paul responded that the plans did not include landscaping. Committee Member Cha asked if there would be landscaping in the area where the trees were being removed and Senior Planner St. Paul responded affirmatively.

A discussion was held regarding the enhanced paving and the path it would take, and also the fixed seating. Senior Planner St. Paul explained that staff had recommended a condition that a path be clearly identified so that it would remain free and clear of tables and chairs for egress emergency purposes. The Committee also discussed moving the path to the north, rather than the middle.

Public hearing opened.

Nancy Smith, one of the applicants and owners of Rockin Taco, stated they would work with both landlords and were flexible regarding what may be required to get the project completed.

Neil Smith, the designer, stated that the path of travel bisected the space based on where the exit gate was proposed, but and they would be open to moving the path. He also discussed some of their lighting ideas, although no formal lighting plan had been

submitted. He was aware of the need to do as much as was possible to not damage the exterior of the “Dean Block” building.

Joe Juarez, another applicant and owner of Rockin Taco, understood the need for the enhanced paving pathway, and was open to relocating it.

Katie Dalton, Fullerton Heritage, stated that the buildings were a local landmark, and was eligible for National Register status. If interior modifications were done that involved removal of the bricks, she recommended saving the bricks so that they could be used in the future if the wall was closed again. Ms. Dalton was glad to see the space used, but asked the applicant to be sensitive to the historic aspects of the building.

Public hearing closed.

Committee Member Cha was concerned with removing the trees and the Committee discussed ways to design the patio and landscaping without removing the trees.

Committee Member Larsen suggested moving the path to the side and creating a reveal in the walkway. He also suggested the possibility of raising the patio wall up, possibly to twelve feet, with openings added to allow visibility. Mr. Smith responded that there were restrictions on how high walls could be built, but there were not similar restrictions on landscaping. He thought it would be possible to create a “wall” with landscaping.

Committee Member Daybell would like to see the trees stay if possible. He thought the fire sprinkler pipes could be run through the basement, and he would like to have minimal exposure of the pipes on the exterior of the building. He agreed with moving the path and having the gate in the corner, and also liked the idea of a high wall.

A discussion was held regarding the Fire Department requirements, specifically how the required equipment would be located and what the water source would be. Acting Chief Planner Eastman clarified that running the water pipes through the basement exterior walls (i.e. underground) would create water intrusion problems, and also clarified that there were underground utilities in the outdoor patio that needed to be located and considered before trees were planted.

Committee Member Larsen thought it possible to move the proposed gate to one side, and have one tall wall and one low wall. He liked the idea of the gate and egress path up against the “Dean Block” building to create a reveal, or buffer, between the existing and new.

Chairman Duncan would like to keep the trees if possible, but understood that they may have to be removed. He urged the applicant to work with the landscaping, and if the trees were removed, to put in new trees.

MOTION by Committee Member Daybell APPROVING the project subject to the patio design coming back before the RDRC for final approval, SECONDED by Committee Member Cha. Passed unanimously.

Item 2

PRJ07-00108 – ZON07-00015 – ZON07-00026. APPLICANT: HABITAT FOR HUMANITY.
PROPERTY OWNER: FULLERTON REDEVELOPMENT AGENCY

A request for a Minor Development Project and additional incentives available under density bonus provisions to develop two (2) affordable residential condominium units on property located at 430 W. Valencia Dr. in a Community Improvement District. (Generally located on the south side of W. Valencia Drive between approximately 391.5 ft and 455 ft east of Richman Avenue) (R-3 Zone) (Categorically Exempt under Section 15303 of the CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. She explained that it was located in the Richman Redevelopment Area, and was currently owned by the Redevelopment Agency. Habitat for Humanity was currently under a Disposition and Development Agreement (DDA) to develop an affordable housing project on the site. A condominium map would be recorded in conjunction with this project; therefore it would be going on to the Planning Commission.

Acting Senior Planner Allen stated that one of the requirements stipulated in the DDA was that the landscaping be defensible, in terms of providing a safe, comfortable space for the inhabitants. Acting Chief Planner Eastman explained that defensible landscaping was a proactive approach toward community safety and created a neighborhood environment.

Committee Member Daybell asked about the proposed landscape plans, and if it would be fairly easy to maintain. Chairman Duncan, a licensed landscape architect, responded that only a pallet had been indicated, rather than a specific plant listing. He felt what was proposed would fit this type of residence and was appropriate, but that some maintenance would be required.

Public hearing opened.

Mark Currando, Sr. Vice President for Habitat for Humanity Orange County, stated they were in agreement with staff's recommended conditions. He explained that this project was only two units of an agreement they had with the Redevelopment Agency to develop nine units on scattered lots in the area. This was one of the multiple lots that would become part of a larger maintenance association. Landscaping would be maintained by a professional firm and in common with their other properties. Mr. Currando explained how the Habitat for Humanity program worked and explained that they would maintain an advisory position on the Homeowner's Association. He gave a brief explanation of how their program worked, and their concepts for the homes they build.

Public hearing closed.

Committee Member Larsen was comfortable with the project as proposed.

Committee Member Cha liked the concept, especially the small, private yards that were provided.

Committee Member Daybell also liked the project.

Chairman Duncan agreed with the other Committee Member's comments.

MOTION by Committee Member Daybell recommending APPROVAL of the project to the Planning Commission, SECONDED by Committee Member Larsen. Passed unanimously.

Item 3

PRJ07-00149 – ZON07-00025. ARCHITECT: ARCHITECTS ORANGE.

A request for a Minor Development Project to review the architecture of proposed 4500 sq. ft. bank building located at 1001 S. Euclid St. (Generally located at the northwest corner of South Euclid and West Orangethorpe) Refer to approved site plan, PRJ06-00452 and PC-06-41. (C-2 Zone) (Categorically Exempt under Section 15303 of the CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. She explained that the larger shopping center project had previously been reviewed by the RDRC, who had recommended approval on three of the five buildings at this location. The building being discussed today was the bank building, and Acting Senior Planner Allen explained that the colors and materials would be similar to those used on the other three buildings. She explained that staff had some recommended conditions regarding the architectural details; staff liked the windows, and the natural light they provided, but they would like to see them in proportion with the store front windows on the south and east elevations, and added on the north elevation if it would work within the floor plan. Additionally, staff had recommended that the stucco element from the north elevation be picked up on the west elevation. Acting Chief Planner Eastman explained that this would help prevent the “back of a house” look, and provide consistent detailing on all four sides.

Acting Senior Planner Allen stated there would be an ATM located on the inside, and Acting Chief Planner Eastman clarified that it would be located in a foyer to provide a safe, lighted area.

Committee Member Cha asked what the square was on the west elevation, and Acting Senior Planner Allen stated they demarked the concept sign locations.

Public hearing opened.

Matt Stowe, Lake Development, explained this phase of the project. He was concerned with the north elevation, and the addition of windows, because of the input from the bank on their floorplan. Acting Chief Planner Eastman stated that staff was concerned with the balance of the architecture, and believed that bringing the windows together would create a more balanced look.

Hugh Rose, Architects Orange, stated that the bank would probably “wall in” these windows to provide wall space on the inside. They had discussed the windows with the bank, but the issue was not fully worked out with them at this time. Acting Chief Planner Eastman explained that in addition to balancing the architecture, staff believed the windows would allow a better adaptation of the site for a future user, should the bank move out.

Committee Member Cha asked about the sign that was indicated on the drawings (at the southern corner of the site), and if it would be for the bank specifically, or for the complex. Mr. Stow explained that it would be a low sign for the center development, and there would be landscaping around it. Staff clarified that the monument sign needed to be designed still, and that it would come back in a comprehensive sign program.

Chairman Duncan asked if the bank had any other concerns regarding the recommended conditions, and Mr. Stowe stated none that he was aware of, but he would discuss the options of the windows on the north elevation further with the bank.

Public hearing closed.

Committee Member Daybell liked the project and was not concerned with adding windows on the north elevation. He was happy with how fast the project was moving forward. He felt redevelopment of this site was needed.

Committee Member Cha liked the project.

Committee Member Larsen asked what the exterior wall type would be, and Mr. Rose responded the walls would be wood with plaster. Committee Member Larsen was not concerned with adding windows and felt the project was consistent with the other buildings.

Chairman Duncan liked the project, and could go either way on the addition of windows.

MOTION by Committee Member Cha recommending APPROVAL of the project, SECONDED by Committee Member Larsen. Passed unanimously.

Item 4

PRJ07-00164 – ZON07-00031. APPLICANT: JOHN SILBERS. PROPERTY OWNER: MARIANNE SHEARER

A request for a Minor Development Project request to remodel an existing building located in the Central Business District (CBD) located at 112 W. Commonwealth Avenue. (Generally located on the south side of Commonwealth between approximately 150 to 200 feet west of Harbor Boulevard) (Categorically Exempt under Section 15301 of the CEQA Guidelines) (JEA)

Committee Member Larsen recused himself from this item, and left the room at 5:30 p.m.

Acting Chief Planner Eastman gave a brief overview of the proposal. The property recently changed tenants; the property had been Commonwealth Jewelry and Loan, which had relocated, and the new tenant was The Dresser, a wedding gown establishment. County Tax Assessor records indicate that the building was constructed in 1905, the earliest building permit was from 1919, and there did not appear to be any significant modifications since the early 1900's, although the rear part of the building was an addition that may have been added in the 1040's. The building was not identified as a historic building in the City, but did have characteristics that were unique and representative of the time period.

Acting Chief Planner Eastman stated that staff believed what was being proposed was appropriate for the building.

Public hearing opened.

John Silber, Architect, was present to represent the owner of the property. He stated that they were in agreement with the recommended conditions. He explained that they were

trying to modify the building gently, and appropriately, and there may need to be some refinement of the conditions along the way. He displayed a photo that the property owner had found of the original building. The building had been seismically retrofitted. Mr. Silber described their proposal and the materials they intended to use.

Acting Chief Planner Eastman explained that there was an existing tin ceiling, and the applicant intended to preserve this ceiling.

Joel Maus, a prospective tenant of the building, intended to have a photo business in the center tenant space at the location. He was concerned with the signage, and wanted some type of distinguishable sign. Acting Director Rosen stated a blade sign could be done if it was high enough. Acting Chief Planner Eastman added that any signage would need to follow the sign requirements for the Central Business District (CBD); details would need to be discussed at a later time.

Walt Johnson described the historical photos, and some of the history of the building.

Public hearing closed.

Committee Member Daybell thought it was a good improvement and retrofit for the building. He looked forward to seeing the finished building.

Committee Member Cha like the project, preserving the old look while creating a new use.

Chairman Duncan like the integration of the old with the new.

MOTION by Committee Member Cha APPROVING the project, SECONDED by Committee Member Daybell. Passed unanimously.

Committee Member Larsen returned to the room.

MISCELLANEOUS ITEMS:

Acting Chief Planner Eastman explained that there was a follow-up request for the RDRC to provide comments on the colors for the Tesco building. Acting Senior Planner Allen provided the revised elevations, as well as the previously approved version. The Committee concluded that they supported the color change to identify the tenant, but did not believe that changing the first column from stone to stucco met with the original approved design.

PUBLIC COMMENT:

No public comments

STAFF/COMMITTEE COMMUNICATION:

Acting Chief Planner Eastman gave an update on 133 W. Chapman, and explained that the City Council felt that eliminating parking was not in the spirit of what they were trying to achieve in the downtown with the Restaurant Overlay District (ROD) and did not want to set a precedent; therefore they chose not to allow the project with eliminated parking. Restaurants would be allowed, but the existing parking would need to remain.

MEETINGS:

Acting Chief Planner Eastman provided a summary on recent City Council and Planning Commission meetings.

AGENDA FORECAST:

Next meeting will be April 26, 2007.

ADJOURNMENT:

Meeting adjourned at 6:17 P.M.

Respectfully Submitted,

Janelle Pasillas
Secretary