

MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 10:00 A.M., MAY 3, 2007

CALL TO ORDER

Chairman Eastman called the meeting to order at 10:02 a.m.

COMMITTEE MEMBERS PRESENT

Eastman, Lopez, Voronel, St. Paul, Petropulos, Tabatabaee

COMMITTEE MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Kusch, Wolff, Pasillas

APPROVAL OF MINUTES

MOTION by Committee Member St. Paul, SECONDED by Committee Member Tabatabaee, and CARRIED unanimously by all voting members present to APPROVE the April 19, 2007 minutes.

ACTION ITEMS

PRJ07-00173 – ZON07-00032. APPLICANT AND PROPERTY OWNER: IN C. HAN. A request for a minor site plan for a 20% reduction of the required front-yard setback (from 43'-0" to 34'-4") for a proposed 1,770-square-foot, single-story addition to an existing residence located at 122 Ramona Drive (between approximately 700 and 800 feet south of Arroyo Drive) (R-1-10 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (AKU).

Acting Associate Planner Kusch gave an overview of the proposal. He explained that the property was located within the Pico-Carhart Rural Street Overlay Zone, and as a result new construction was subject to Pico-Carhart design guidelines. The existing setback for this property was approximately 52 feet. The adjacent property to the south has a setback of approximately 51 feet, and the property to the north had a setback of forty six feet, with properties further north along Ramona Drive had setbacks ranging from 34 to 42 feet, resulting in an average of 43 feet. Acting Associate Planner Kusch explained that the property was elevated, and sloped down towards Ramona Drive, and site photos were displayed.

Acting Associate Planner Kusch stated that staff was initially concerned with how the proposed addition would be seen from Ramona Drive. To address the Pico-Carhart design guidelines, as they related to compatibility in terms of mass and scale with the adjacent residences, staff had recommended a hip roof design to reduce the building profile along the adjacent property. In addition, landscaping was suggested to soften the appearance of the residence as seen from Ramona Drive.

Acting Associate Planner Kusch had received two phone calls concerning the request, one of which was from an adjacent property owner across Ramona Drive. The owner expressed concern

with the loss of privacy to their backyard area, and the line of sight from the proposed window and deck area, but after discussion it appeared his concerns had been addressed.

Acting Associate Planner Kusch continued by describing the floor plan of the addition, which would include a master bedroom/bathroom, two additional bedrooms, a hall, and a deck.

A discussion was held regarding the setback of the other properties on Ramona Drive, and aerial photos were shown.

Chairman Eastman asked if the proposal met the Pico-Carhart Rural Street Design Guidelines. Acting Associate Planner Kusch discussed the part of the guidelines addressed compatibility with the mass and scale of residences on adjacent properties. Rather than adding a second story, the applicant was proposing a single story, and would lower the roofline along the south property line. Chairman Eastman asked about the landscaping, and Acting Associate Planner Kusch responded that a landscape plan was not required and had not been provided.

Public hearing opened.

The applicant, In C. Han, stated that his lot was large, the existing home was small, and he had five family members. He said he had considered a two-story building, but had decided on a single story so as to fit in with the Pico-Carhart guidelines. He had changed from a gable roof to a hip roof at staff's request to better meet the requirements.

Committee Member Tabatabaee asked if there was a reason for the oversize rooms and hallways, and the applicant stated that he wanted the extra space for his family. The hallway was large because he wanted double doors into the master bedroom, and also a linen closet in the hallway. Committee Member Tabatabaee believed it would be possible to increase the front setback by reducing the size of the rooms and hallway.

Young and Ki Kim, 118 Ramona Drive and adjacent neighbor's, stated they were agreeable with the proposal.

Public hearing closed.

Chairman Eastman explained to the applicant that what he was asking for was a deviation from the code requirements that applied to all properties in an R-1 zone, and stated that it was possible to accommodate four bedrooms and stay within the code. The hallways could also be reduced. Chairman Eastman further explained to the applicant that the Staff Review Committee had a responsibility to justify why they would allow a deviation from code.

The Committee discussed various ways to increase the front yard setback through the design process.

Committee Member Tabatabaee recommended that the applicant return to his architect and reduce the size of the rooms and hallway, and possibly comply with City code requirements.

MOTION by Committee Member Tabatabaee, SECONDED by Committee Member Lopez and CARRIED unanimously by all voting members present to CONTINUE the project to a date uncertain.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

Adjourned at 10:45 a.m. as Staff Review Committee.

BY: _____
Janelle Pasillas, Secretary