CITY OF FULLERTON REDEVELOPMENT DESIGN REVIEW COMMITTEE

MEETING AGENDA THURSDAY, JULY 26, 2007

Persons addressing the Redevelopment Design Review Committee shall be limited to 10 minutes unless the Chairman, subject to the approval of the Redevelopment Design Review Committee grants an extension of time. When any group of persons wishes to address the Committee, it shall be proper for the Chairman to request that a spokesman be chosen to represent the group.

Public comment will be allowed on agenda items at the time the item is considered.

The Redevelopment Design Review Committee's approval or denial of any action on this agenda shall become final and effective ten working days after its decision unless an appeal is made in writing within this ten-day period to the Planning Commission by either an applicant or an opponent. The filing of an appeal within such time limit shall stay the effective date of the order of the Redevelopment Design Review Committee until such time as the Planning Commission has acted on the appeal. Anyone interested in making an appeal should contact the Community Development Department for assistance.

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4:00 P.M. SESSION

COUNCIL CONFERENCE ROOM

ROLL CALL:

APPROVAL OF MINUTES:

- June 14, 2007
- June 28, 2007
- July 12, 2007

OLD BUSINESS:

- PRJ07-00116 ZON07-00018. APPLICANT AND PROPERTY OWNER: LUCAS J. WILLIAMSON A review of a front door and windows for a previously approved single-story addition to an existing single-family residence on an R-2P zoned property located at 125 Malvern Avenue (Generally located in a residential preservation zone on the north side of Malvern Avenue between approximately 310 and 360 feet west of Harbor Boulevard) (R-2P Zone) Categorically Exempt under Section 15332) (AKU)
- 2. PRJ07-00134 ZON07-00022 / ZON07-00048. APPLICANT AND PROPERTY OWNER: MARGARET JEWETT A request for a Minor Development Project to demolish an existing garage and construct a new 840 sq. ft. garage, with a 920 sq. ft. dwelling unit above, on the property located at 119 W Brookdale Place. The proposal also includes a request to construct an entry deck and stairway within the side yard setback on the west side of the proposed structure. (Generally located on the north side of Brookdale Place approximately 230 feet west of Harbor Blvd in a preservation zone) (R-2P Zone) (Categorically Exempt under Section 15303) (JEA)
- 3. PRJ06-00614 ZON06-00103. APPLICANTS: NEIL SMITH AND JOE JUAREZ. PROPERTY OWNERS: PHILIP J. GOLD, WILLA VANDERBERG, AND SHIRLEY LAROFF A request for a Minor Development Project to expand an existing restaurant to include an outdoor seating area on private 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) (BSP) (Continued from July 12, 2007)

NEW BUSINESS:

4. PRJ07-00210 – ZON07-00041. APPLICANT: OC REMODELING. PROPERTY OWNER: <u>JEFFREY A. WILLSON</u> A request for a Minor Development Project to demolish a detached garage and construct an attached two-car garage with a 552 sq. ft. second story consisting of a bedroom, bathroom, closet and balcony at an existing residence located in a preservation zone at 151 North Cornell Avenue (southwest corner of Cornell Avenue and Wilshire Avenue). (R-2P Zone) (Categorically Exempt under Section 15303) (AKU)

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENTS:

Public comment will be allowed on matters not appearing on the agenda but within the Redevelopment Design Review Committee's jurisdiction, at the end of the agenda. No action may be taken on off-agenda items except as provided by law.

STAFF/COMMITTEE COMMUNICATION:

MEETINGS:

Planning Commission – July 25 City Council – July 17

AGENDA FORECAST FOR SPECIAL MEETINGS:

None

AGENDA FORECAST FOR August 9, 2007 RDRC MEETING:

PRJ07-00309 – ZON07-00066. APPLICANT: ALEX FISHER. PROPERTY OWNER: MICHAEL FRANCIS A request for a Minor Development Project to construct a new 2 bedroom, 900 sq. ft., detached unit over a 3 car garage along the alley. (Generally located on the south side of W. Whiting, approximately 180 ft west of Highland) (R-2P Zone) (Categorically Exempt under Section 15303) (AKU)

PRJ07-00326 – ZON07-00067. APPLICANT: RICH ROTHMAN. PROPERTY OWNER: BERSHON REALTY CO A request for a Minor Development Project to review proposed exterior changes to an existing 9,321 sq. ft commercial building located at 1700 Placentia. (Generally located at the northwest corner of Placentia and Topaz) (C-2 Zone) (Categorically Exempt under Section 15301) (JEA)