

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

CALL TO ORDER

Chairman Eastman called the meeting to order at 10:06 a.m.

COMMITTEE MEMBERS PRESENT

Eastman, Voronel, Petropulos, Tabatabaee

COMMITTEE MEMBERS ABSENT

Lopez, St. Paul

STAFF MEMBERS PRESENT

Jenkins, Pasillas

APPROVAL OF MINUTES

Continued until next meeting.

ACTION ITEMS

PRJ07-00224 – ZON07-00044. APPLICANT: JOHN KERTES CONSTRUCTION; PROPERTY OWNER: ILLINOIS TOOL WORKS, INC. A request to install a security fence on property located at 500 South State College Boulevard (east side of State College Boulevard, south of the BNSF railroad) (M-P zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (MJE) (Continued from June 7, 2007).

Planning Technician Jenkins gave a brief overview of the project. The project had been continued so that staff could verify the parking requirement, and the applicant could address concerns the Committee had with ADA access.

Chairman Eastman asked what the parking requirement was, and Planning Technician Jenkins responded that based on the building being 72,000 square feet, ninety spaces would be required. Currently there were approximately 120 plus spaces shown on an approved site, although a parking lot had yet to be constructed.

Public hearing opened.

Jon Kertes, the applicant, provided new drawings to the Committee which indicated changes made since the previous meeting. Security cameras were in the process of being installed on the property as was additional lighting.

Committee Member Tabatabaee asked if a man door had been provided and how it would be accessed. Mr. Kertes responded that all exits from the building had a paved pathway to the exit gates, and both exit gates had panic hardware and pavement inside and out.

Committee Member Tabatabaee noticed some inconsistencies between the drawings and pictures of the building, and requested that the drawings be revised to match the actual property. Also, Committee Member Tabatabaee stated that an "exit" sign would need to be posted on the man door.

Planning Technician Jenkins asked why the parking area in the rear of the property was not asphalted as indicated on the 2005 drawings, and Mr. Kertes explained that due to the anticipated underpass construction on State College, and the possibility of losing their driveway, they had been allowed to use gravel as a temporary surface. At the time the State College project is completed they will finish the parking area.

Chairman Eastman requested a letter from the property owner indicating the anticipated timing and their intent to pave the surface when the State College project was complete. Committee Member Voronel indicated that it would be several years before the State College project was completed.

Chairman Eastman clarified that the property appeared to have paved emergency access and fire lane.

MOTION by Committee Member Tabatabaee, 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 ten-day appeal process.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

Adjourned at 10:41 a.m. as Staff Review Committee.