CITY OF FULLERTON
REDEVELOPMENT DESIGN REVIEW COMMITTEE

MEETING AGENDA
THURSDAY, FEBRUARY 28, 2008

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.

4:00 P.M. SESSION COUNCIL CONFERENCE ROOM

ROLL CALL

APPROVAL OF MINUTES

- December 13, 2007
- January 24, 2008

OLD BUSINESS

1. PRJ07-00344 – ZON07-00073. APPLICANT:JPI DEVELOPMENT AND PROPERTY OWNER: PACIFIC CHRISTIAN COLLEGE A review of final colors, materials & architectural details for a Major Development Project for a student-oriented mixed-use development on property located at 2545-2565 E. Chapman Ave, 501 N. Commonwealth Ave, and 2450 E. College Place. (Northwest corner of Commonwealth & Chapman Avenues, south of E. College Place; excluding 2550 E. College Place) (SPD Zone) (Previously Certified EIR) (HAL)

NEW BUSINESS

2. PRJ07-00366 – ZON07-00016. APPLICANT: HL BLEND LLC AND PROPERTY OWNER: ROBERT I. ZERRENNER A request for a Minor Development Project to construct a new outdoor patio for dining on private property. The proposed patio is located on the west side of an existing building that will be renovated to become Cherch's restaurant. The site is located at 101 South Harbor Boulevard. (Restaurant Overlay District) (Generally located at the southwest

corner of the intersection of Harbor and Commonwealth) (C-3 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (JEA)

3. PRJ08-00043 – ZON08-00017. APPLICANT: HABITAT FOR HUMANITY AND PROPERTY OWNER: CITY OF FULLERTON. A request for a major development project to develop nine (9) affordable residential condominium units on property located at 413, 425 and 431 West Valencia Drive, in a Community Improvement District (Generally located on the north side of West Valencia Drive, between approximately 471 feet and 651 feet east of Richman Avenue) (R-3 zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (HAL)

4. PRJ08-00012 – ZON08-00009. APPLICANT: MILAGRA DESIGN AND DEVELOPMENT AND PROPERTY OWNER: MICHAEL C. STRAUSS. A request to consider site and architectural plans for a Minor Development Project which includes demolition of a detached garage, an addition of approximately 840 square feet to the rear of an existing residence, and construction of a detached single-story structure consisting of a two-car garage and a second dwelling unit measuring approximately 330 sq. ft. at 217 Malvern Avenue (located on the north side of Malvern Avenue, approximately 240 feet west of Malden Avenue) (R-2P zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (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

None

MEETINGS

Planning Commission – February 27, 2008
City Council – February 19, 2008

AGENDA FORECAST FOR SPECIAL MEETINGS

None

AGENDA FORECAST FOR MARCH 13, 2008 RDRC MEETING

None