

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

January 10, 2008

4:00 PM

CALL TO ORDER: The meeting was called to order at 4:05 p.m. by Committee Member Daybell.

ROLL CALL: COMMITTEE MEMBERS Vice-Chairman Cha and Committee
PRESENT: Members Daybell, Lynch and Silber

COMMITTEE MEMBERS Chairman Hoban
ABSENT:

STAFF PRESENT: Acting Chief Planner Eastman,
Planning Consultant Wolff, and Clerical
Assistant Flores

MINUTES: MOTION made by Committee Member Daybell, SECONDED by Committee Member Lynch and CARRIED unanimously by all voting members present, with Vice-Chairman Cha abstaining, to APPROVE the November 8, 2007 minutes AS WRITTEN.

MOTION by Committee Member Lynch NOMINATING Vice-Chairman Hoban for the position of CHAIRMAN. Motion passed unanimously.

MOTION by Committee Member Daybell NOMINATING Committee Member Cha for the position of VICE-CHAIRMAN. Motion passed unanimously.

OLD BUSINESS

Item No. 1

PRJ03-00363 – ZON03-00027 APPLICANT: THE MORGAN GROUP AND PROPERTY OWNER: JACK C. CHOU Final landscape plans to include revisions to the landscape concept approved for a 131 unit senior housing complex located at 1900 Camino Loma. (Located at the southwest corner of Rosecrans Ave. and Camino Loma) Concept landscape plans have been revised, pursuant to Condition 16 of City Council Resolution 9852. (O-P Zone) (Previously Adopted Mitigated Negative Declaration) (JWO)

Acting Chief Planner Eastman gave a brief overview of the project which was reviewed and approved by RDRC and the City Council in 2004, and explained that the landscape architect made revisions to more accurately reflect the mountain theme.

Planning Consultant Wolff stated that the modifications to the proposed landscape plan included the perimeter trees and the trees up in front. Planning Consultant Wolff explained the proposed modifications to the planting palette, and stated that the landscape architect believed that the jacaranda tree and some of the other species were tropical and not of a

woodland theme. She stated that the landscape architect provided a detailed letter explaining which tree species she changed out and why.

Acting Chief Planner Eastman explained that staff believed the proposed modifications around the perimeter of the property were consistent with the adjacent properties.

Public hearing opened.

Derrek Empey, Morgan Group, explained that they were making minor modifications to the plant palette to make it more consistent with the theme.

Committee Member Daybell stated that the sycamore trees would be deciduous in the winter time and the screening would be lost. He asked if evergreen trees were considered around the perimeter so that there is a green corridor around the project, and Mr. Empey responded that the two corners on the south of the property would have sycamore trees. Committee Member Daybell asked if the trees in between were going to be solid, and Mr. Empey responded yes.

Committee Member Lynch asked if they were just using bigger faster growing trees, and Mr. Empey responded that they were trying to establish the tree palette as quickly as possible and using a variety of tree sizes.

Committee Member Silber arrived at 4:20 p.m., and Acting Chief Planner Eastman explained what had been discussed.

Marianne Liggett, Landscape Architect, arrived at 4:25 p.m., and stated that the landscape theme for the project was a woodland theme. Ms. Liggett explained that she tried to eliminate some of the tropical plant materials from the list, and went with plant materials that would provide a backdrop for the landscape along with the evergreens. Ms. Liggett explained what tree species were added, or removed, and why.

Mr. Empey stated that the Committee was concerned about the sycamore trees losing their leaves in the fall, and Ms. Liggett stated that there is usually not an opportunity to plant large trees. She believed it was a wonderful addition to the neighborhood because it adds fall color, and a great deal of shade.

Acting Chief Planner Eastman asked if the sycamore trees would be placed in a location where they would lose their leaves, and the screening of the building and site would be lost. Ms. Liggett stated that there was still a lot of perimeter screening and the evergreens next to the property lines would be close in spacing and grow into each other to provide a solid screen.

Committee Member Daybell asked about the retaining wall, and Acting Chief Planner Eastman responded that there was a 7 foot wall on the west side of the project. Mr. Empey stated that most of the residential concern was exposure from the south end of the property, and they were not creating an exposed retaining wall which might be viewed from off-site.

Dick Dias, 1836 Camino La Vista, stated that there are a couple of trees on the site property growing into his trees, and asked how close to the wall the trees were. Mr. Empey responded that there was a 7 foot planter along that wall, and Ms. Liggett stated that the

trees would be 3 or 4 feet from the wall. Mr. Dias believed that Camino La Vista was a pretty street this year with all the fall colors.

Denny Bean, 1529 Yermo Pl, asked if private property was affected by the City's tree plan list, and Acting Chief Planner Eastman responded that the City's street tree plan applied to the City right-of-way. He stated that the Committee was just reviewing modifications of on-site landscaping.

Paul Coyne 1215 Paseo Dorado, asked if the tree root system would have any effect on the drainage system that runs through that area or the buildings. Ms. Liggett, stated that any tree that is closer than four feet to any structure must have a root barrier so it forces the roots down so that it doesn't create an uplifting affect. Mr. Coyne asked if the landscaping would affect the drainage system in that area, as it currently slopes down, and Mr. Empey responded no, and explained the drainage system.

Velma McDowell, 1524 Cornejo Lane, asked how this project would conserve water, and Ms. Liggett responded that the plan applies a planting and irrigation design called "xeriscape". Ms. Liggett stated that projects are always planned so that plants with like water needs are next to each other, and explained the irrigation process for efficient use of water.

Consultant Planner Wolff explained that the City has landscape standards that require that 50% of all planting materials be drought tolerant.

Mr. Coyne stated that the position of the trees on the south side were very close to the existing wall and garages, and asked if the wall would remain the way it is. Mr. Empey explained that the final condition would mirror what is there today.

Mr. Bean asked if the trees were going to have fruit, and Ms. Liggett responded that Podocarpus trees are not known for their fruit.

Mr. Dias asked if an independent landscape architect is ever used to see how everything ties together, and Acting Chief Planner Eastman stated that in the past staff has hired independent consultants for peer review, but it is not typical. Acting Chief Planner Eastman stated that the developer was required to plant a certain percentage of tree species which are identified through a plan check process. He explained that it is the developer's obligation to make sure that the plants are maintained, and are not over watered. Acting Chief Planner Eastman stated that staff looks at the management of the xeriscaping through plant selection, and not the quantity of water being used.

W.G. Mcdowell, asked when the developer was going to start building, and Mr. Empey stated that they were waiting for the final plan check to be completed by the City.

Public hearing closed.

Committee Member Lynch stated that the landscape architect did a good job at answering everyone's concerns and explaining the plan. He liked the enhancements and the modifications of the woodland theme.

Committee Member Silber stated that he was satisfied with the design and in support of the project. Committee Member Silber believed that the frontage on Rosecrans was the only opportunity for a street tree plan, and stated that the plant material in the parkway should

be consistent with the street scape on Rosecrans. Committee Member Silber stated that he would like to see the developer retain as much of the storm water on-site as opposed to having it run down the gutter. He suggested that the plant material near the building be deciduous so that the units can get more direct sunlight during the winter.

Committee Member Daybell stated that he asked about the deciduous trees because he was concerned about leaves falling into adjacent properties. Committee Member Daybell was in support of the project.

MOTION by Committee Member Daybell, SECONDED by Committee Member Lynch to APPROVE the modifications to the project. Motion passed unanimously.

Acting Chief Planner Eastman explained the 10-day appeal process.

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENT:

No public comments

STAFF/COMMITTEE COMMUNICATION:

Committee Member Silber introduced himself to the Committee.

Acting Chief Planner Eastman discussed the Agenda Forecast.

Committee Member Daybell stated that he might not be able to attend the January 24, 2008 meeting.

MEETINGS:

Acting Chief Planner Eastman gave a brief overview of recent City Council and Planning Commission Actions.

ADJOURNMENT:

Meeting adjourned at 5:05 P.M.

Respectfully Submitted,

Susana Flores
Clerical Assistant