## MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

**FULLERTON CITY HALL** 

Thursday March 13, 2008 4:00 PM

CALL TO ORDER: The meeting was called to order at 4:10 p.m. by Chairman Hoban

ROLL CALL: COMMITTEE MEMBERS Chairman Hoban and Committee

PRESENT: Members Daybell and Lynch

COMMITTEE MEMBERS Silber, Cha

ABSENT:

STAFF PRESENT: Acting Chief Planner Eastman and

**Clerical Assistant Flores** 

MINUTES: MOTION made by Committee Member Daybell, SECONDED by

Committee Member Lynch, and CARRIED 3-0, that the Minutes of

the Regular Meeting of February 14, 2008 be CONTINUED.

## **OLD BUSINESS:**

## Item No. 1

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)

(Continued from February 28, 2008)

Acting Chief Planner Eastman explained that the applicant was in the process of constructing a restaurant and would like approval to construct a patio in the rear of the building. He stated that at the previous meeting the Committee was concerned with the patio cover because it did not provide an enhancement for the character of Downtown. Acting Chief Planner Eastman stated that the applicant was prepared to describe the patio cover in detail and staff had provided drawings prior to the meeting to show the color scheme. He noted that the railing would be wrought iron rings that are composed in 2, 3, and 4 inch radiuses. Acting Chief Planner Eastman referenced the construction drawings and explained the site plan.

Acting Chief Planner Eastman identified concerns with the 9 feet height of the ceiling, which has fans dropping down from it. This condensed height could be resolved by raising the ceiling of the patio cover. He referenced the site plans and explained the patio ring diameters. Acting Chief Planner Eastman noted that there will be glazing above the rings to a 6 ½ foot height.

Committee Member Daybell noted that the door on Commonwealth had not been removed on the revised site plan. Acting Chief Planner Eastman believed that the exit door could be moved back so it can swing or could be relocated to a different location. A condition of approval has been recommended to address this concern.

Public hearing opened.

Nick Lombardo, Applicant, stated that the restaurant designer was present to explain the patio cover's design.

Ben Pollock, Designer, stated that the tongue-and-groove (T&G) ceiling panel would be painted. He explained that the ceiling has beams that will be natural wood, stained to reflect a dark finish. He further explained that the T&G that is seen when driving through the alley or Commonwealth will be light in color. Mr. Pollock believed there would be a contrast to provide comfort and intimacy. He explained that there will be some painted surfaces on the patio cover, but the posts and beams will be all natural wood (stained). Mr. Pollock referenced a magazine cover and explained that the railing and glass would be similar. He explained that the idea behind the light fixtures, fans, and the beams was to create an intimate patio setting. Mr. Pollock referenced photographs and a book by John Lautner to give the Committee an idea of what the applicant intended with the project.

Mr. Lombardo stated that he has tried to design the project to address the problems the City has had with the downtown patio problems. He stated that they have tried to accommodate all the City Council concerns with the new ordinance.

Acting Chief Planner Eastman referenced a photograph and asked if the light fixtures and fan fixtures were what would be installed, and Mr. Pollock responded yes.

Committee Member Lynch asked if they would be using real timber or engineered lumber, and Mr. Pollock responded real wood.

Chairman Hoban believed that everything inside looked great, but was concerned with the wood and glass architectural elements on the patio. He was not sure how the patio fit into the décor on the inside. Chairman Hoban clarified that he was not looking for a gable roof, and believed architectural elements for the patio were needed so it looks like it belongs to the building. Chairman Hoban liked the wrought iron fencing, and stated that it was a flat looking roof from the exterior. He believed that the wood sample provided by the applicant was misleading as to what the wood color would look like because the sample is a hard wood, and the construction material would be a soft wood.

Committee Member Daybell stated that he expected the applicant to come back with something other then a wood shed roof. He did not believe that the "shed roof" was compatible with the existing building, which is at a major intersection in the City of Fullerton. Committee Member Daybell stated that he could not support the project as currently presented.

Chairman Hoban recommended plaster columns that reach high enough to match the existing cornice band on the building, or integrate the cornice and the roof at the same height. He further recommended crown molding plaster pieces that would tie back to the building. Chairman Hoban stated that the glass on the wrought iron was a creative look but did not compliment the structure of the building. He referenced the plans and asked what

kind of hardware would be used. Mr. Pollock responded that it was all decorative exposed hardware. He recommended that masonry or steel be integrated with the columns.

Committee Member Lynch believed that the roof line was too low, and the columns seemed too thin for the mass of the building.

Acting Chief Planner Eastman asked the applicant about the paint transition on the Harbor frontage, and Mr. Pollock responded that there would no longer be a transition. Mr. Lombardo clarified that he offered to paint the whole building. Acting Chief Planner Eastman asked about the fire pit on the site plan, and Mr. Lombardo clarified that they were not going to include the fire pit because of code issues and cost.

Acting Chief Planner Eastman asked about the ceiling fan height and Mr. Pollock responded that at the lowest point the fans would be at 7 1/2 feet.

Acting Chief Planner asked if there was only one television proposed, and Mr. Lombardo responded yes, and stated that they would not have any entertainment outside.

Chairman Hoban asked Mr. Lombardo he thought of the Committee's recommendations. Mr. Lombardo stated that his patio design was not consistent with other patios in the City because the other patios are currently a problem for the City. He stated that they have tried to accommodate what the City has been asking for. Mr. Lombardo stated that he liked the design and that he was going to "exhaust" every option to keep it the way it is.

Acting Chief Planner Eastman stated that the Committee felt the patio cover needed to integrate with some of the qualities of the existing building. He asked if Mr. Lombardo was opposed to finding a solution.

Mr. Pollock stated that architecturally the building was not interesting, but he understood the need to relate the patio cover to the building. He was concerned about the idea of doing full columns because they are obtrusive and can be overbearing. He stated that he could take elements of the building that are plaster and cement and create column bases at each post. Mr. Pollock believed that he could do gray and black column bases and still keep the wood posts. He believed that when all the elements of the patio are put together it is not a shed roof, and is a complimentary ceiling to the establishment of the restaurant. He was concerned about bringing too many elements of the building to the patio. Mr. Pollock stated that he could use post bases to bring the color of the building to those "satellite" areas and he could keep the wood and patio canopy.

Committee Member Lynch stated they were introducing new material to a building that is all plaster and stone veneer. Mr. Pollock stated that they were using travertine on the patio floor, and they could integrate that into the column bases.

Acting Chief Planner Eastman stated that they could possibly put in a larger post (8" x 8") so the mass of the building gets transferred to the weight of the patio.

Chairman Hoban was concerned about the roof line and believed that the slight pitch is what gives the patio cover a shed look. Mr. Pollock noted that there were several elements on the exterior of the building that he had to deal with when designing the patio cover. He stated that the design of the project was contemporary in nature, and the horizontal features have architectural integrity, and the cover will not look like a shed roof when viewed in three dimensions.

Chairman Hoban asked what the existing pitch was, and Mr. Pollock stated that it was minimal.

Acting Chief Planner Eastman asked Mr. Pollock to identify the roof material. Mr. Pollock stated that it was composite material and the roof cannot be seen from any angle of the building. Committee Member Daybell stated that the slopped shed patio could be seen from Commonwealth.

Chairman Hoban asked about there being no massing down low because the ringed wrought iron is low and the glass is high. Mr. Pollock believed that there was a lot of mass to the railing, because it gives the impression that it is solid when viewed from an angle.

Acting Chief Planner Eastman clarified the Committee's view. He said they did not have a problem with the flat roof, and they were not looking for a gable roof. He explained the parapet idea and drew a three dimensional example of what it could look like.

Chairman Hoban asked what the concern was about integrating the patio cover with the existing cornice band. Mr. Pollock explained that he did not raise the patio cover up in order for the band to carry around the corner and make sense on the back side of the building and around the rest of it.

Acting Chief Planner Eastman clarified that there is a ledger at the top of the pitch, and the pitch would cause the patio cover to drop below the horizontal band behind it. He stated that at pedestrian level the band will not be noticed, except from a distance. He stated that the pitch that is seen in the drawings will hardly be noticed after it is built.

Mr. Pollock clarified that the required pitch he needed was a quarter inch per foot.

Mr. Lombardo believed that there was no need to change the project. He stated that changing the patio cover would be changing the integrity of his vision.

Public hearing closed.

Chairman Hoban asked if the project were denied what the next step would be. Acting Chief Planner Eastman stated that the applicant can appeal the decision to the Planning Commission. If the Planning Commission denies the appeal then the applicant can appeal the decision to City Council.

MOTION by Committee Member Daybell to DENY the project.

Chairman Hoban asked the applicant if he would consider revising the project. Mr. Lombardo stated that he liked the project as is, and would rather appeal the decision to the Planning Commission.

Committee Member Daybell stated that he liked the patio design, but the patio cover is designed for the wrong location.

Committee Member Lynch believed that the project could be revised to work, had the applicant been willing.

MOTION by Committee Member Daybell, SECONDED, by Chairman Hoban, to DENY the project, and carried 2-1, with Committee Member Lynch voting against the motion.

Acting Chief Planner Eastman explained the 10-day appear	I process.
NEW BUSINESS:	
None	
MISCELLANEOUS ITEMS:	
None	
PUBLIC COMMENT:	
No public comments	
STAFF/COMMITTEE COMMUNICATION:	
None	
MEETINGS:	
Acting Chief Planner gave a brief overview of City Council actions.	
ADJOURNMENT:	
Meeting adjourned at 5:20 p.m.	
	Respectfully Submitted,
	Susana Flores Clerical Assistant