

MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 10:00 A.M., NOVEMBER 6, 2008

CALL TO ORDER

Acting Chairman St. Paul called the meeting to order at 10:00 a.m.

COMMITTEE MEMBERS PRESENT

St. Paul, Bastreri, Voronel, Lopez, and Tabatabaee

COMMITTEE MEMBERS ABSENT

Zelinka

STAFF MEMBERS PRESENT

Eastman, Kusch and Flores

APPROVAL OF MINUTES

MOTION by Committee Member Lopez, SECONDED by Committee Member Tabatabaee and CARRIED unanimously by voting members present, that the minutes of October 16, 2008 be APPROVED AS WRITTEN.

ACTION ITEMS

Item No. 1

PRJ08-00429 – ZON08-00145. APPLICANT AND PROPERTY OWNER: TIM MILLER. A request for a minor site plan review to construct a 55-foot wireless communication antenna with 12 panel antennas, six equipment cabinets and one GPS antenna on property located at 4011 West Commonwealth Avenue (Generally located 91 feet north of Commonwealth Avenue, 900 feet west of Magnolia Avenue at the Fullerton Municipal Airport) (P-L zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (JEA)

Senior Planner Eastman explained that the applicant on behalf of T-Mobile is requesting a 55 ft. monopalm antenna at the Fullerton Airport facility. The monopalm would be located adjacent to the existing restaurant facility on Commonwealth Avenue. He explained that the monopalm would be slightly taller than the adjacent tower building, but shorter than the existing light standard north of the site. Senior Planner Eastman further noted the applicant must obtain a lease from the City Council. The location of the antenna would be in a narrow strip of dirt. The area has an existing irrigation system, because it's supposed to be landscaped. Senior Planner Eastman noted that the Fullerton Municipal Code identifies criteria for antennas, and explained the height to setback ratio from single family residential. Staff met with the applicant and discussed some potential conditions to include:

- Installation of four live palm trees to replicate the monopalm. The live palms are to be located in front of the airport tower/restaurant facility
- The applicant shall relocate the antenna farther north to the other side of the lease area, to get as much setback from the arterial road as possible
- A landscape and irrigation plan shall be prepared by a licensed landscape architect
- The applicant shall comply with the standard conditions for wireless telecommunication facilities

Committee Member Tabatabaee asked if additional palm trees would be planted. Senior Planner Eastman noted that staff recommended palm trees be located in the greenbelt area to help create a sense of a grove. He noted that staff would work with the landscape superintendent to be sure that the live palm trees would grow to a height compatible with the airport height restrictions. Senior Planner Eastman further noted that the landscaping details have not been worked out.

Acting Chairman St. Paul questioned why the live palm tree grove would not be adjacent to the monopalm. Senior Planner Eastman clarified that there may be some technical issues as it relates to the grove blocking the antennas. As it relates to the lease area site, the landscaping area is limited, and existing parking would have to be removed. Senior Planner Eastman noted there was the potential for drought tolerant ground cover (such as Lantana, which grows relatively well in an arid environment, with little maintenance), and vines that may grow on the block wall to reduce the visual impact of a solid block.

Public hearing opened.

Tim Miller, Applicant, stated that the project engineer did not have a problem with relocating the monopalm to the north side of the lease area. He noted there is an existing irrigation system that will be capped off. Mr. Miller explained that the equipment will be placed on a concrete pad, and proposed gravel in front of it. He believed that the greenbelt area was too tight for live palm trees, but noted that T-Mobile was not opposed to planting additional palms. Mr. Miller stated that T-Mobile would prefer a landscaped ground cover in front of the electrical cabinet (dirt area on the south side) versus concrete.

Committee Member Lopez referenced the site plan and asked if the proposed cabinets would pull the power from the existing service panel. Mr. Miller responded affirmatively.

Acting Chairman St. Paul asked the applicant if T-Mobile would be adverse to some sort of drought tolerant shrub and/or ivy. Mr. Miller responded that shrubs would not be a problem.

Committee Member Tabatabaee noted that the gravel area would need to be a hard surface for accessibility to the equipment.

Bill Griggs, Fullerton Resident, noted there could be maintenance problems associated with additional palms, and asked if there has been any coordination with the Airport Manager.

Public hearing closed.

Senior Planner Eastman explained that the biggest concern for both the Airport Manager and the Director of Engineering is the height of the tree, and making sure that the tree will not ultimately create a problem for air traffic. Senior Planner Eastman stated that the maintenance of the palm trees is minimal, basically requiring the cutting of the frond approximately once a year.

Committee Member Tabatabaee stated that the only issue is the additional landscaping. Senior Planner Eastman noted that a condition of approval is that the applicant shall submit a landscape and irrigation plan prepared by a licensed landscape architect, pursuant to what the Code requires.

Associate Planner Kusch asked if the site or the monopalm would be equipped for co-location. Senior Planner Eastman deferred the question to the applicant, and noted the issue would be whether or not it would be aesthetically pleasing to co-locate because of the narrow area for locating the antenna, and the limited area for additional cabinets.

Public hearing re-opened.

Mr. Miller stated that the monopalm could be equipped for co-location, and T-Mobile would not be opposed to another carrier co-locating on the facility.

Acting Chairman St. Paul asked what kind of live monopalm would be replicated. Mr. Miller explained that T-Mobile tries to stay away from fan palms because date palms are more durable and a better design.

Public hearing closed.

MOTION made by Committee Member Tabatabaee, SECONDED by Committee Member Bastreri, to APPROVE the request subject to staff's recommended conditions. Motion passed unanimously.

Acting Chairman St. Paul explained the 10-day appeal process.

Senior Planner Eastman noted he would work with the applicant because the conditions staff submitted were draft conditions. He further noted he contacted the Airport Land Use Commission and is waiting on a response from them.

Item No. 2

PRJ08-00431 – ZON08-00147. APPLICANT: PAUL BARBOSA; PROPERTY OWNER: FULLERTON PROMENADE). A request to operate a martial arts studio in an existing tenant space located at 217 North Harbor Boulevard (west side of Harbor Boulevard, approximately 125 feet north of Amerige Avenue). (C-3 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (AKU)

Associate Planner Kusch explained that the Minor Site Plan request was to operate a martial arts studio at the Rialto Building, located at 217 North Harbor Boulevard. The proposal includes tenant space improvements to the first floor, measuring approximately 1,400 sq. ft. Associate Planner Kusch noted that the proposed business operations include an average of 10 students per class with one instructor, with each class being approximately 45 minutes. The proposed hours of operation are 11:00 a.m. to 9:00 p.m. on Tuesdays and Thursdays, 8:00 a.m. to 8:00 p.m. on Monday and Wednesday, 5:00 p.m. to 7:00 p.m. on Friday, 10:00 a.m. to 12:30 p.m. on Saturday and 9:00 a.m. to 11:00 a.m. on Sunday. Associate Planner Kusch noted that the property is located within the City's public parking district and the Municipal Code indicates that parking is satisfied for properties located within the district. Associate Planner Kusch recommended approval of the request, subject to staff's recommended conditions.

- Maximum class size of 15 students per class with one instructor
- Hours of operation shall be limited to the hours between 11:00 a.m. to 9:00 p.m. on Tuesdays and Thursdays, 8:00 a.m. to 8:00 p.m. on Monday and Wednesday, 5:00 p.m. to 7:00 p.m. on Friday, 10:00 a.m. to 12:30 p.m. on Saturday, and 9:00 a.m. to 11:00 a.m. on Sunday.

- All corrections generated from the plan check and inspection process shall be incorporated as conditions of approval

Committee Member Tabatabaee referenced the site plan and noted that there was only one exit, and Associate Planner Kusch responded affirmatively.

Acting Chairman St. Paul questioned how students would access the building. Associate Planner Kusch stated that in conversations with the applicant, 90 percent of the time parents walk the students in. He noted there is no area for drop-off; however the one-way alley in the back is open and accessible for drop-off.

Acting Chairman St. Paul referenced an aerial photograph, and asked if drop-off can occur on Wilshire Avenue, near the Harbor Boulevard intersection. Associate Planner Kusch responded that there is street parking on the north side of Wilshire Avenue and there is no area for drop-off.

Acting Chairman St. Paul noted the area was heavily used in the evening and asked if there has been any discussion of what happens when the Downtown becomes busy. Associate Planner Kusch clarified that parking is satisfied as it relates to the Municipal Code because the building is located in the City's public parking district.

Acting Chairman St. Paul questioned where students would congregate to wait for their parents if the parking lot is full. Associate Planner Kusch deferred the question to the applicant, and noted that in 2004 an adjacent tutorial center was approved with a condition that required the operator to notify parents where they can drop-off/pick-up students.

Public hearing opened.

Paul Barbosa, Applicant, noted that the children's classes will only be from 4:15 p.m. to 5:45 p.m., so if there was any drop-off/pick-up there will be parking at that time.

Justin Brechtel, Architect, stated that the occupant load as well as the depth of the space has been limited such that that the Building Code allows a single point of entry. He noted he was emphasizing the Harbor Boulevard facade to further encourage street activity and activate that front of the building. Acting Chairman St. Paul referenced an aerial photograph and noted the path of travel from the parking lot to the building.

Committee Member Tabatabaee asked if Suite A and B were connected. Mr. Brechtel responded no, and clarified that the suites are partially separated by an existing wall.

Committee Member Tabatabaee informed the applicant that he must comply with the 2007 California Building Codes.

Committee Member Bastreri asked what time the latest class would be, and Mr. Barbosa responded 9:00 p.m. on weekdays.

Committee Member St. Paul asked if there was visibility from Harbor Boulevard, and Mr. Brechtel responded that there is glass.

Public hearing closed.

Committee Member Tabatabaee believed the request was a good substitute for the recently-vacated Tiger Yang martial arts facility.

Committee Member St. Paul believed the martial arts studio was a good use for the area.

MOTION made by Committee Member Tabatabaee, SECONDED by Committee Member Lopez, to APPROVE the request subject to staff's recommended conditions. Motion passed unanimously.

Acting Chairman St. Paul explained the 10-day appeal process.

OTHER MATTERS

None

PUBLIC COMMENTS

There were no public comments.

Adjourned at 10:50 a.m. as Staff Review Committee.

BY: _____
Susana Flores, Secretary