MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE COUNCIL CONFERENCE ROOM FULLERTON CITY HALL THURSDAY, 10:00 A.M., APRIL 2, 2009

<u>CALL TO ORDER</u> Chairman Zelinka called the meeting to

order at 10:01 a.m.

COMMITTEE MEMBERS PRESENT Zelinka, St. Paul, Hughes, Castaneda, and

Thompson

<u>COMMITTEE MEMBERS ABSENT</u> Tabatabaee

STAFF MEMBERS PRESENT Kusch and Flores

APPROVAL OF MINUTES

MOTION by Committee Member St. Paul, SECONDED by Committee Member Thompson that the minutes of March 5, 2009 be APPROVED AS WRITTEN.

ACTION ITEMS

Item No. 1

PRJ09-00031 – ZON09-00005. APPLICANT: DIAMOND ENVIRONMENTAL SERVICES: PROPERTY OWNER: LISA S. VITTA. A request to construct a 3,600-square-foot equipment wash bay on property located at 1801 Via Burton Street (terminus of Via Burton Street) (M-G zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (Staff Planner: Andrew Kusch)

Associate Planner Kusch explained the request was to add a vehicle wash bay at the rear of an existing industrial building. He clarified that the applicant was proposing decomposed granite as a surface for the rear of the property. The project engineer provided a letter that the surface would meet the Fire Department access/weight requirements, and noted the required access will be subject to approval of the Fire Department. Associate Planner Kusch explained that there was an existing chain link fence along the south property line. The proposal includes modification of the fence to include vinyl slats to provide required screening of outdoor storage. In addition, Knox boxes were proposed for all access gates. Associate Planner Kusch recommended approval of the request subject to the following conditions.

- A detailed landscape and irrigation plan shall be prepared by a licensed landscape architect
- All drive aisles and required parking areas shall remain unobstructed
- The plans as presented, shall reflect those reviewed and approved by the Staff Review Committee
- The applicant shall submit a Water Quality Management Plan
- The two County Assessor parcels for the property shall be consolidated

Committee Member St. Paul questioned what the remaining surface area of the property was. Associate Planner Kusch responded that the asphalt at the front of the property was in a state of

April 2, 2009 1 SRC Minutes

deterioration, and generally speaking the back portion was dirt. He believed that decomposed granite does not meet the weight requirements for Fire Department apparatus.

Committee Member Thompson questioned where the water connection was at. Associate Planner Kusch responded that an approved water supply capable of supplying the required fire flow was required for buildings or portions of buildings, hereafter constructed. Committee Member Thompson noted that the required fire flow protection was to be in accordance with Appendix B of the 2007 California Fire Code.

Public hearing opened.

Carl Van Der Hoek, Architect, explained that the buildings (labeled 1 and 2 on the plans) are sprinkled.

Associate Planner Kusch explained that recommended conditions of approval were carried over from a previous proposal for the property. The recommended conditions of approval were consistent for the current proposal.

Tim Vitta, Applicant, explained that he spoke with the civil engineer about the decomposed granite and he noted it was a grade pervious surface.

Public hearing closed.

Committee Member St. Paul was in support of the request. He was concerned about the dirt in the back, and believed it would be vetted in the plan check process.

Committee Member Castaneda noted that the sewer and water line shall be reflected on the plans.

Chairman Zelinka concurred with Committee Member St. Paul, and was in support of the request.

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

Chairman Zelinka explained the 10-day appeal process.

Item No. 2

PRJ09-00087 – ZON09-00025. APPLICANT AND PROPERTY OWNER: MOON K. KIM. A request for a minor site plan review for a 20% reduction in the front setback requirement for a residence located at 511 Jose Way (southeast corner of Jose Way and Yucca Avenue) (R-1-20,000 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Bob St. Paul).

Committee Member St. Paul recused himself from the item because he was the staff planner for the project.

Senior Planner St. Paul explained that the request was a request for a 20% reduction in the front yard setback. He noted the house was a corner lot, and explained the definition of a front

April 2, 2009 2 SRC Minutes

yard (the portion of the yard that is narrowest). He further noted that even though the house faces Jose Way, the front yard by definition is on Yucca. Additionally, the front yard setback would be either the average of the two adjacent homes on either side or if on a corner lot, in this case it is the average of the properties that are on the front yard street side. Senior Planner St. Paul explained that the applicant was proposing a 40 foot setback, which would be a 20 percent of the reduction. Staff was in support of the reduction, and noted that one resident had contacted staff regarding the project proposal.

There were no public comments.

Committee Member Thompson noted that the house street numbers would need to meet the Fire Department Standards.

Committee Member Hughes was in support of the request, and noted the house looked great.

Planning Manager Zelinka concurred with Committee Member Hughes.

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

Chairman Zelinka explained the 10-day appeal process.

Item No. 3

PRJ09-00064 – ZON09-00016. APPLICANTS: PLANCOM, INC. AND VERIZON WIRELESS: PROPERTY OWNER: CRV CLASSIC PROPERTIES. A request to install a telecommunication antenna and associated equipment on property located at 2270 Rosecrans Avenue (southeast corner of Rosecrans Avenue and Gilbert Street) (O-P zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (Staff Planner: Andrew Kusch).

Associate Planner Kusch explained the request was to install a telecommunication antenna on a commercial property. He noted the property has two existing antennas in the form of faux chimneys, and the applicant proposed a similar antenna design. The faux chimney would be at the street corner of the property and the equipment would be on the east side of the building, fronting Rosecrans Avenue. Associate Planner Kusch noted that the proposed chimney would meet the required setbacks from the street, and any encroachment for ancillary equipment on the public right-of-way would require an encroachment permit from the Engineering Department. Associate Planner Kusch referenced photographs of the landscape areas on the property, and recommended that a landscape plan be submitted for review and approval to include the areas that are void of landscaping. Associate Planner Kusch read an emailed letter from a neighbor noting his concerns about the maintenance of the property's rear slope area, and trash debris accumulating on that slope. Staff believed the maintenance of the property was a separate issue that can be addressed through the City's Community Preservation Division. Staff recommended approval of the request subject to submittal of a landscape and irrigation plan and the standard telecommunication frequency interference requirements.

Committee Member St. Paul asked if the slope was owned by the commercial center. Associate Planner Kusch responded the upper half was owned by the commercial center and the lower half was owned by the residential property owners below.

Committee Member Thompson questioned where the trash enclosure was located. Associate Planner Kusch referenced the trash enclosure on the site plan and noted that even though there is a fence at the top of the slope, the debris is accumulating on the slope.

Committee Member Thompson noted that when the tutorial center was approved, the SRC made it clear that the slope would need to be maintained. Associate Planner Kusch explained that the fence needed to be installed to prevent kids from accidentally falling down the slope, and believed the maintenance issue would need to be addressed through the Community Preservation Division.

Planning Manager Zelinka asked if the recommended landscape and irrigation plan was for the entire property. Associate Planner Kusch noted that Staff was recommending that the landscape plan be prepared by a landscape architect for the areas void of landscaping.

Public hearing opened.

Brian Meurs, Verizon Wireless Representative, clarified the location of the existing carriers on the property. He noted that Verizon is proposing to extend T-Mobile's enclosure and the mechanical equipment was proposed within the breezeway. Mr. Meurs noted that Verizon would be amenable to landscape screening as proposed by staff.

Committee Member St. Paul asked if there was a limit on the amount of faux chimneys at the location. Mr. Meurs believed that the property could not house a fourth wireless carrier structurally and architecturally speaking.

John Bingham, Fullerton Resident, had the following comments:

- Noted this would be the third faux chimney on the property
- Was concerned about the maintenance of the property
- Noted that upper half of the slope was owned by the commercial property owner, and the other half by him
- Believed the slope was a fire hazard
- Referenced SRC meting minutes (May 4, 2006) and noted that the Committee agreed that prior to the issuance of building permits, the slope landscaping shall be implemented
- Noted that the property owner was unresponsive to his concerns
- Noted that the gate of the fence that was installed for a previous request remains open, and trash and debris are stored at the top of the slope
- Noted one of the pine trees is leaning on power lines and the City and Edison will not do anything about it
- Requested that the City enforce any provisions that are supposed to be in place
- Noted that the screening around the air conditioning units that run along the south side of the property have deteriorated
- Noted he was not concerned about the Verizon Tower, just the maintenance of the property

Mr. Bingham presented photographs of the slope area/property, and he explained his concerns.

Public hearing closed.

Committee Member St. Paul asked if a landscape bond was issued and Associate Planner Kusch responded he did not know.

Committee Member St. Paul recommended a condition that following this request; the property shall not be allowed any additional telecommunication antenna facilities. He also recommended that staff work with the two property owners to address the maintenance concerns of the slope. Committee Member St. Paul noted that staff will follow through with the Community Preservation Division for the maintenance of the property.

Committee Member Castaneda recommended that the applicant verify they are not on the public right-of-way, and noted an address would be needed for a separate meter. He recommended that Community Preservation follow through with the maintenance of the property.

Committee Member Thompson was in support of the request, but was concerned about the maintenance of the property.

Committee Member Hughes was concerned because the conditions of the previous project had not been met. He noted he would only recommend approval of this request, pursuant to the 2006 conditions being resolved.

Chairman Zelinka noted that he would convene a meeting with City staff to develop a game plan on how to address the maintenance of the property. He noted this was unacceptable and the property should be maintained in a safe manner.

MOTION made by Committee Member St. Paul to APPROVE the request subject to staff's recommended conditions, SECONDED by Committee Member Castaneda, and CARRIED 4-1, with Committee Member Hughes voting against the motion.

Chairman Zelinka explained the 10-day appeal process.

OTHER MATTERS

None. PUBLIC COMMENTS There were no public comments. Adjourned at 10:59 a.m. as Staff Review Committee. BY:

Susana Flores, Secretary