

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

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

July 26, 2007

4:00 PM

CALL TO ORDER: The meeting was called to order at 4:05 p.m. by Chairman Duncan.

ROLL CALL: COMMITTEE MEMBERS Chairman Duncan, Committee Member
PRESENT: Lynch, Committee Member Cha and
Committee Member Daybell

COMMITTEE MEMBERS Vice Chairman Hoban
ABSENT:

STAFF PRESENT: Acting Chief Planner Eastman, Senior
Planner St. Paul, and Clerical Assistant
Flores

MINUTES: MOTION Made by Committee Member Daybell, SECONDED by
Chairman Duncan and CARRIED unanimously by all voting members
present, with Committee Member Lynch abstaining, to APPROVE the
June 14, 2007 minutes AS WRITTEN.

MOTION Made by Committee Member Daybell, SECONDED by
Chairman Duncan and CARRIED unanimously by all voting members
present, with Committee Member Lynch abstaining, to APPROVE the
June 28, 2007 minutes AS WRITTEN.

MOTION Made by Committee Member Daybell, SECONDED by
Chairman Duncan and CARRIED unanimously by all voting members
present, with Committee Members Lynch and Cha abstaining, to
APPROVE the July 12, 2007 minutes AS WRITTEN.

OLD BUSINESS

The following items were heard out of order.

Item No. 3

PRJ06-00614 – ZON06-00103. APPLICANTS: NEIL SMITH AND JOE JUAREZ. PROPERTY OWNERS: PHILIP J. GOLD, WILLA VANDERBERG, AND SHIRLEY LAROFF A request for a Minor Development Project to expand an existing restaurant to include an outdoor seating area on private property located at 109 - 111 N Harbor Boulevard. (Generally located on the west side of Harbor Blvd. 100 feet north of Commonwealth Avenue). (C-3 Zone) (Categorically Exempt under Section 15301) (BSP)

(Continued from July 12, 2007)

Senior Planner St. Paul stated that this item was continued from the previous RDRC meeting. The Committee had concerns with the design of the outdoor patio and continued the project to allow for revisions to the design that were more "creative". However, on July 17, 2007 City Council approved a six month extension of the moratorium subject to nine specific conditions and approval procedures. The Rockin Taco Restaurant applicants were concerned about the conditions and withdrew their application for the time being. They believed that some of the design elements may conflict with the conditions of the moratorium. Acting Chief Planner Eastman stated that if the item came back to the RDRC once the moratorium expired, the applicants would need to be in compliance with the regulatory requirements currently being created while the moratorium is in place.

Item No. 2

PRJ07-00134 – ZON07-00022 / ZON07-00048. APPLICANT AND PROPERTY OWNER: MARGARET JEWETT A request for a Minor Development Project to demolish an existing garage and construct a new 840 sq. ft. garage, with a 920 sq. ft. dwelling unit above, on the property located at 119 W Brookdale Place. The proposal also includes a request to construct an entry deck and stairway within the side yard setback on the west side of the proposed structure. (Generally located on the north side of Brookdale Place approximately 230 feet west of Harbor Blvd in a preservation zone) (R-2P Zone) (Categorically Exempt under Section 15303) (JEA)

Acting Chief Planner Eastman gave a brief overview of the project. On May 10, 2007 when the project was reviewed there were code compliance issues and Staff had not noticed for a necessary minor site plan reduction. He stated that the proposed project was continued from June 14, 2007 because the Committee expressed concern with the design of the stairs and the orientation of the entrance. Staff provided a sketch to the applicant, and her draftsmen revised the project. The stairs were moved internally into the building, and the building was flipped so the entrance will be on the east side and not the west side. The entrance walkway will be on the east side of the existing house and will go through the open space yard area. Additionally, the changes move the entrance of the unit away from the new addition. Staff believed that the open space met the code requirements as required.

Committee Member Daybell asked if the applicant agreed with the recommended conditions. Acting Chief Planner Eastman stated that the recommended conditions are the same ones from the original report and most of those issues have already been addressed.

Committee Member Daybell stated that he would like to see canned lights over the garage doors so they could be concealed because of possible vandalism. Acting Chief Planner Eastman stated that there was no soffit, but there was a reveal at the header over the garage door, and in that header there could be pin lighting.

Chairman Duncan asked if lights were a requirement over the garage door or just a recommendation. Acting Chief Planner Eastman stated that lights were not a requirement but have been a regular RDRC condition in the past. Staff believed there was no reason the proposed lights could not be relocated to another location, put up higher or be more controlled depending, on the product used.

Public hearing opened.

Margaret Jewett, Applicant and Property Owner stated that moving the sconce lights above the garage to a higher level would not be a problem. She stated that the alley area for this unit was

well lit but, the lights would be there for safety reasons. Ms. Jewitt stated that a condition for the recommended height could be added. Acting Chief Planner Eastman stated that one of the May 10th conditions was that the applicant provide product information as it relates to the lighting manufacturer, for staff to review.

Katie Dalton, Fullerton Heritage stated that she believed the design changes were great and the porch entrance on the south side was an asset to the front façade of the building.

Public hearing closed.

Committee Member Daybell stated that he recommended approval with Staff's recommended conditions. He also believed that the height of the lights is the owner's choice.

Chairman Duncan recommended that the overhangs supporting the second floor have columns to support the corners of the soffit to make it look stable. If the applicant considered his suggestion, the columns should match the ones at the entry point.

MOTION by Committee Member Daybell, SECONDED by Committee Member Cha to APPROVE the project. Subject to Staffs recommended conditions. Motion passed unanimously.

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

Item No. 1

PRJ07-00116 – ZON07-00018. APPLICANT AND PROPERTY OWNER: LUCAS J. WILLIAMSON A review of a front door and windows for a previously approved single-story addition to an existing single-family residence on an R-2P zoned property located at 125 Malvern Avenue (Generally located in a residential preservation zone on the north side of Malvern Avenue between approximately 310 and 360 feet west of Harbor Boulevard) (R-2P Zone) Categorically Exempt under Section 15332) (AKU)

Acting Chief Planner Eastman stated that this project was previously approved subject to final RDRC review and approval of the front door. The windows were conditioned to not have dividing lites. However, the applicant had decided he would like to have divided lites. Acting Chief Planner Eastman stated that the applicant had shown interest in keeping the front door but would like a larger door with side lites on both sides of it. When the project came forward, Staff recommended that the new addition have casement windows that would be consistent with the enclosed front porch, but the applicant preferred single hung windows. Acting Chief Planner Eastman clarified that the applicant could not attend tonight's meeting, and was amenable to continuing the project.

Committee Member Lynch asked if it was the applicant's preference to have a larger door opening. Acting Chief Planner Eastman stated that he was not sure and the applicant was not able to attend the meeting.

Katie Dalton, Fullerton Heritage asked if the applicant had considered using double hung windows on the enclosed porch. Acting Chief Planner Eastman stated that Staff recommended casement windows because that is what was there now. The applicant was now considering using double hung windows with "divided lites", and different size mullion patterns. Ms. Dalton believed that the applicant needed direction, so the project would be consistent in all directions.

Acting Chief Planner Eastman stated that the applicant was also proposing a slider door in the back and Staff had recommended a French door to provide consistency around the building. The Committee identified that the rear doors were not consistent, as they included both a French door and a slider door.

Committee Member Cha believed a slider door would look ok and the choice should be left up to the applicant. Other members indicated a preference for the French door.

Chairman Duncan stated that what was previously approved was that all the windows should match. Acting Chief Planner Eastman clarified that the Committee had approved that windows not have divided lights. But, the applicant would like to have mullions on the front and rear windows and the door. Ms. Dalton stated that the intent of the original design guidelines was that all facades be consistent.

After a brief discussion the RDRC Committee offered a design recommendation of two single double hung windows then a single double hung window and then single double hung windows. They also believed that the applicant should refurbish the front door. Staff recommended that the applicant match the French door in the rear. Chairman Duncan was ok with a slider back door. Ms. Dalton stated that the applicant needed design direction.

Acting Chief Planner stated that this item would be brought back as a modification of approval.

NEW BUSINESS:

Item No. 4

PRJ07-00210 – ZON07-00041. APPLICANT: OC REMODELING. PROPERTY OWNER: JEFFREY A. WILLSON A request for a Minor Development Project to demolish a detached garage and construct an attached two-car garage with a 552 sq. ft. second story consisting of a bedroom, bathroom, closet and balcony at an existing residence located in a preservation zone at 151 North Cornell Avenue (southwest corner of Cornell Avenue and Wilshire Avenue). (R-2P Zone) (Categorically Exempt under Section 15303) (AKU)

Acting Chief Planner Eastman gave a brief overview of the project. He stated that the property was built in 1923 and the Assessor listed the residence as a 1,128 square foot home. The applicant was proposing the construction of a two-story addition at the rear of the existing house, and the demolition of an existing one-car detached garage. Staff was concerned with the rear wall to the west being only two feet from the property line. The Building Code does not permit windows within three feet of the property line. Staff recommended a minimum three foot setback from the property line to provide for windows. Acting Chief Planner Eastman stated that most of the homes in the Preservation Zone have a two car garage with access through the alley. This home is a corner lot and does not have alley access. Therefore, Staff was recommending two "ribbon" driveways. Acting Chief Planner Eastman clarified that there were some discrepancies between the proposed plans and the existing conditions.

Chairman Duncan asked how many strips would be required for the ribbon driveway. Acting Chief Planner Eastman explained that Staff typically recommended a two foot strip, a three foot strip in the middle and then another two foot strip on the other side. That way the amount of pavement would be reduced. Chairman Duncan believed that two strip driveways going to one garage door did not seem adequate and there should be two garage doors to look like an old carriage garage door.

Chairman Duncan asked if the building could be set back beyond 3 feet to get the windows in. Acting Chief Planner Eastman stated that 3 feet was ok.

Committee Member Daybell believed that as much of the hedge as possible should be left because it would look better than a wall. Acting Chief Planner Eastman clarified that the corner cut off issue was in relations to the line-of-sight code requirement in which nothing could visually impede the driveway within that corner cut off.

Committee Member Daybell left the meeting at 4:35pm.

Public hearing opened.

Jean Nooxlan, OC Remodeling, stated that he had revised the plans and had taken care of most of the recommended conditions. The only concerns were with conditions 8 and 14. The applicant would like to keep as much of the hedge as possible to keep the side yard more private. Mr. Nooxlan stated that the applicant was willing to put up mirrors to back out of driveway safely. For condition 14, Mr. Nooxlan requested direction on where to put the gutters. Acting Chief Planner Eastman clarified that the placement of the gutters needs to be based on the design of how the roof slopes. The intent was not to make the gutters intrusive. Acting Chief Planner Eastman stated that staff was willing to work with the applicant on a mirror and could drop the hedge condition, although the code requirement for the corner cut off does not allow for alternatives.

Jeffrey Willson, Applicant stated that the wall was an existing wall and he would loose a lot of his private useable space if the wall had to be taken down.

Chairman Duncan asked if the width of the garage would need to be widened to accommodate two carriage doors. Mr. Nooxlan stated that to the left of the garage was a sheer wall holding up the second floor and the garage door would be difficult to widen. He explained that he could get a door that looked like two carriage doors.

Katie Dalton, Fullerton Heritage, stated that the project was a great design and the applicants were adding definition to the façade of the house. Ms. Dalton believed that the applicant should not have to tear down the wall and loose his privacy.

Public hearing closed.

Committee Member Cha supported the project.

Chairman Hoban recommended that the ribbon driveway garage doors reflect two carriage doors and was in support of the project.

Committee Member Lynch supported the project.

MOTION by Committee Member Cha SECONDED by Committee Member Lynch to APPROVE the project subject to Staff's conditions, except recommended condition number eight, and condition number thirteen be pursuant to the determination by the Director of Community Development. Motion passed unanimously.

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

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENT:

Katie Dalton, Fullerton Heritage stated that there was a need to enforce the design requirements of some of the projects approved by the RDRC. Acting Chief Planner Eastman stated that when the building inspectors go out they are not aware of the Historic Preservation area boundaries and they only make sure that the structural requirements meet the building code requirements. Acting Chief Planner Eastman stated that he talked to the senior building inspector and a possible solution might be to stamp the plans "preservation area" so the inspector will know what to look for, and Planning will mark up the plans during plan check correction so the Inspectors know what to look for.

STAFF/COMMITTEE COMMUNICATION:

Acting Chief Planner Eastman discussed going "dark" for a summer meeting. No decision was made regarding a "dark" day.

Acting Chief Planner Eastman communicated that the Development Director would be announced in the coming week.

MEETINGS:

Acting Chief Planner Eastman stated that the Planning Commission had recommended approval of 136 attached residential condominium units and an amendment of the Amerige Heights Specific Plan. There were concerns about guest parking on Hughes due to the overnight parking ordinance for public streets.

City Council approved the proposal to re-zone the 300 and 400 blocks of West Brookdale PI in order to preserve the unique characteristics of the historic neighborhood.

AGENDA FORECAST:

Next meeting will be August 09, 2007.

ADJOURNMENT:

Meeting adjourned at 6:17 P.M.