

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

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

October 26, 2006

4:05 PM

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**CALL TO ORDER:** The meeting was called to order at 4:03 PM by Acting Chairman Duncan

**ROLL CALL:** COMMITTEE MEMBERS Chairman Daybell, Committee Member  
PRESENT: Duncan; Committee Members Hoban and  
Larsen

COMMITTEE MEMBERS Committee Member Cha  
ABSENT:

PUBLIC PRESENT: Mark Blumer, Mal Clancy, John Dilauro,  
Catherine Flores, Don Lawson, Jim  
Litchfield, Monika Moore, Joe Petitpas, Matt  
L. Prince, Ed Schechter, Robert Sencer,  
and Gary and Sunny Zavadil

STAFF PRESENT: Acting Director Rosen, Acting Chief Planner  
Eastman, Senior Planner St. Paul, Acting  
Associate Planner Kusch and Clerical Staff  
Leopold

**MINUTES:** MOTION by Committee Member Duncan, SECONDED by Committee  
Member Larsen to APPROVE the September 21, 2006 minutes AS  
WRITTEN.

**NEW BUSINESS:**

Item No. 1

PRJ06-00453 – ZON06-00072. APPLICANT: ROBERT BORDERS & ASSOCIATES AND  
PROPERTY OWNER: TIMOTHY LUBERSKI.

Acting Senior Planner Allen presented a request for approval of a Minor Development Project to renovate the exterior of the building and remodel the ground-floor tenant spaces for restaurant use at 310 N. Harbor Blvd. (Generally located on the east side of Harbor Blvd., north of Wilshire Ave.) (C-3 Zone) (Categorically Exempt under Section 15301 of the CEQA Guidelines) (HAL)

Joe Petitpas, architect from Robert Borders & Associates, said he read through the staff report and conditions and doesn't have an issue with any of the conditions.

Committee Member Duncan asked if they would use a brick veneer. John Dilauro said a used brick that has coloring of white, red and possibly some black would be used.

Acting Chief Planner Eastman explained to the Committee the broad range of veneer and stated there was a brick issue staff had with the SOCO Walk project. The brick they used there was a

veneer, half thick brick to give it some depth. He said that type of brick is a very rough material and provides a vintage look. Chairman Daybell asked the applicant what type of veneer they are using. Mr. Petitpas said they are looking for something along the more traditional lines, possibly a half brick.

Public hearing opened.

Mark Blumer, commented on the Harbor Blvd. elevations and stated it looks like there's some depth of planes receding in front. It seemed they didn't have too much space to work with, since the building is right on the sidewalk. How much relief is there? The applicant said it is difficult to tell at this point, but they are assuming anywhere from 12-14 inches. Acting Chief Planner Eastman provided clarification and stated the existing architecture is an old building that was refaced in 1982. Chairman Daybell said it was a false front. Acting Senior Planner Allen stated staff has recommended a condition that the applicant get a necessary encroachment approval.

Mr. Blumer commented on the canopy and the steel frame with the diagonal supports and suggested they be done with steel tubes as opposed to cables.

Public hearing closed.

Committee Member Hoban said he is comfortable with the project and is happy to see that the massing has been taken off the top because that is the concern of this building that it is too massive on the street. He likes the idea that it is mixing contemporary elements with vintage ones and as it will fit into the Downtown. He said it is the direction to go with this because it is veneer now.

Committee Member Duncan stated he really liked the compositions and elevations and liked the subtlety of the entrance stating that number it is typical to Downtown Fullerton. He said his biggest concern is the manufactured used brick. In his opinion manufactured used brick, does not look like real used brick. The aesthetic of each brick may have to be researched. He has an issue with manufactured brick because paint is thrown on it and tumbled and the outcome is a white/black splash paint on a brick and that is not a used brick. He said there are other types of brick that look a little more authentic.

Committee Member Larsen said it is not the easiest site for composition. He said to try and get some depth in there is good and likes the fact that the "X-brace" is going to be seen. He stated the only concern he has is not so much where it is now, but where it is going to be because there are many questions about color. Committee Member Larsen noted that on the conditions it always goes back to the Director and was wondering if it could come back to the Committee instead? Acting Chief Planner Eastman expressed some options to the Committee and stated that staff's recommendations is that they are comfortable with the intent and the direction the applicant is going. If the Committee has concerns, they can approve the project with the detail coming back to them, or can approve the project with staff reviewing it based on certain criteria they establish. Should it not meet the criteria, it would then if could be brought back to the Committee.

Chairman Daybell reiterated Committee Member Larsen's comments stating he prefers having the color boards come back for the Committee's review. Chairman Daybell agreed that everything else seems to be okay, but they would like to take a look at what the colors and everything look like as opposed to having staff make the decision. Chairman Daybell supported

Committee Member Larsen's comments and asked for a motion approving the project subject to conditions in the staff report with the understanding that the color board will come back to the Committee for review and approval.

MOTION by Committee Member Larsen, SECONDED by Committee Member Hoban and CARRIED unanimously by all voting members present to APPROVE the project subject to conditions in the staff report with the understanding that the color board will come back to the Committee for review and approval.

Acting Chief Planner Eastman stated the motion included modification to Condition No. 2 that the color and material boards return to the RDRC for final approval. Chairman Daybell stated the Committee would like to see the color board in a brief review and be comfortable with the color scheme.

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

The Committee took a 3 minute break at 4:24 p.m. and moved the meeting into the Council Chambers.

The Committee re-adjourned at 4:27.

### **OLD BUSINESS:**

#### **Item No. 2**

#### **PRJ03-00887 – ZON03-00080 AND ZON03-00081. APPLICANT AND OWNER: FIRST EVANGELICAL FREE CHURCH OF FULLERTON.**

Planner Wolff presented a review of landscape plans in conjunction with a church expansion which includes construction of a multi-purpose building, an administration building and a three-level parking structure at 2801 N. Brea Blvd. (northwest corner of Brea Blvd. and Bastanchury Rd.) (R-G Zone) (Mitigated Negative Declaration). The project was approved by the City Council on July 18, 2006, and RDRC review of final landscape plans was made a condition of project approval.

Planner Wolff presented a background on the project, previous meetings and conditions of approval. She explained one of the conditions of approval from the City Council was to have the landscape plans return to the RDRC for review and screening of the parking structure. She said there was a requirement that mature, fast growing trees be planted with the intent to screen as much and as quickly as possible. There was also a requirement that the church consult with the neighbors to look at the kinds of trees that would be acceptable on the common property line. Planner Wolff explained those meetings had already taken place.

Chairman Daybell said some of the pictures presented showed some fairly substantial trees along the west property line and asked if there would be an effort to save the trees or will they be replaced. Planner Wolff said they would be replaced because the trees that are currently there, Carolina Cherries, are very messy trees that drop berries, leaves and seeds. Although they do provide some nice screening, they clog up pool filters and have volunteer trees growing. She stated her understanding is that they would be replaced with Podocarpus Tree.

Acting Chief Planner Eastman stated there have been some modifications made to the plans from the previous meeting.

Landscape Architect Larry Carlson, representing the church, presented the parking structure elevation and an overview of the project. He explained there are no plans completed as of yet for the approved new buildings to the north.

Mr. Carlson said that on the east side of the structure, facing Brea Blvd., they will have a row of fern pines that will be in 60 inch boxes. It is a substantial screen for this parking structure. He stated those trees were picked because they are dense, evergreen, pliable, moderately fast growing and very clean. He stated there would be ground cover and shrubbery that would screen the lower level, followed by a green screen.

Mr. Carlson explained that the west side has three components of landscaping including:

- Property line planting
- Large end islands with pairs of 60" box trees all the way down the back of the parking structure. He stated they are looking at Brazilian Peppers, which is a fast growing evergreen tree that is available and has a quickly developing canopy that will grow sideways and begin to fill in some of the gaps as they are seen from the neighbors' side of the wall.
- Vines and trellises on the parking structure

Along the westerly property line, He stated they would like to add Fern Pines that would be in 36" boxes, which is the maximum height they can have underneath the power lines, and would like to put them 10 ft. apart. He said this should be a substantial Evergreen screen fairly soon and for the long term and should block the view quite quickly.

Mr. Carlson said the plan that was given earlier to the Committee showed something different than what is currently presented for the south side of the parking structure, and distributed a sketch to the Committee. Chairman Daybell asked the public if they would like to see the sketch. This change is due to recent conversation with the parking structure architect, that indicated additional grading in the area along Bastanchury road would likely result in the loss of some of the existing mature rusty leaf fig trees. A row of trees will therefore be added along the southerly parking structure elevation to provide additional screening.

Mr. Carlson presented the north and south elevations of the parking structure. Mr. Carlson stated this plan is a result of the meetings with the neighbors. Committee Member Hoban asked if the last change that was just made was one of the mitigating pieces for the neighbor to continue the large islands toward the south? Mr. Carlson said yes they are on the plans.

Committee Member Hoban stated that it is noted on different areas of the plans that the large planters will be between the residential and the parking structure. One set says they will be in raised planters and the other in a retaining wall. How high are we trying to raise the planters and what are the materials of the planter? Mr. Carlson said the idea is both. We are trying to get the large trees out to the end of the planters where they can cover the most open space; he would like to get them elevated and out in that direction. He explained he would like to do a low retaining feature and mound it back down toward the middle of the island.

Committee Member Duncan said the Fern Pine screen along the back side residence stops at the edge of the gymnasium and begins again onto the north. What was the reason for not continuing that part of the screen? Mr. Carlson said because it is a long area he would like to

introduce pairs of something quite different than the Fern Pine Tree to break it up and modulate it and still be screening the trees. He suggested the Brisbane Box which has a different leaf color, shape and texture and go back to the pines, with a repetitive quality. Mr. Carlson explained that the houses behind the gym have existing foliage and they are overwhelmed with foliage along the property line. He said the church spoke to the neighbor and he would not like them to plant anything there because he has all he needs. He explained that some of the other neighbors who have gaps in the existing foliage between their property and the church would like to have the trees planted to fill in those gaps.

Committee Member Duncan asked if there are one or more of the existing figs removed (on the south side of the structure) would they be relocated? Mr. Carlson said it has not been discussed, but it is certainly "on the table". Committee Member Duncan said they are some of the nicest trees and would like to see them saved. Mr. Carlson said it is feasible, but doesn't know if it's doable for the church. Mr. Carlson said the parking structure walls behind the gas station will be solid walls, instead of open as shown on elevations.

Committee Member Duncan stated the Fern Pine along the back of the residences side can eventually get fairly broad. He asked if the neighbors understand what potentially the upkeep may be? Mr. Carlson said yes, he has explained that the more substantial tree that is placed there, the more it needs to be controlled on both sides and hopes it is clear. He stated there is no perfect tree that is the exact right tree that can please everybody and please the situation that they are trying to put this in.

Public hearing opened.

A resident expressed his concerns with the trees chosen and stated they will not grow together until two years from now and will then form a screen. He stated 10 ft. spacing is too much; they should be reduced to 7 or 8 ft. spacing to provide greater coverage.

Monica Moore, 2716 Lantana Ave., said she has an existing 10 ft. trellis on her block wall because her neighbor's wall appears to be that height. She asked when the podocarpus trees are being planted, can they move them back further and push the tree further? She said at this time the Carolina Cherry Trees are against her wall and her plantings are trying to attach to those trees.

Gary Zavadil, 2740 Lantana Ave., presented a picture of the Carolina Cherry Trees and the berries they produce. He said the trees do overhang into the fire lane and according to code need to be cleared. He was concerned with the procedures of RDRC and what would happen next. Acting Chief Planner Eastman said the RDRC's role provides recommendations for both Planning Commission and City Council, however they both recommended that RDRC will have final determination of the landscape plans.

Public hearing closed.

Committee Member Duncan said it seems like a pretty easy project. He stated he did not have any comments on all of the proposed planting in the courtyards around the church. He said his biggest concern is the lack of any proposed landscaping along the edge of the parking structure behind the gas station. It is very close to the street and very visible and a lot more can be done in that area. He said the designer mentioned that the plant material will probably be coming out during construction which he agreed with. He said as long as the 6 ft. wide planter is on the applicant's property there are plenty of solutions that they can get a vertical screen there and

can continue the melaleucas although he is not recommending it, that is something that can be looked into in more detail. Committee Member Duncan said he likes what is occurring with the layering on the backside of the residential properties. He said the nice trees on the islands are going to do the best job as far as screening the structure and will add a nicer backdrop for the residents. It is his preference that he would not want to see something such a solid green wall when there will be trees in the background. Committee Member Duncan liked the idea the designer had with breaking up the Fern Pine screen with the trees, but does not think tristania is the right tree because it will grow into the power lines and will require maintenance. He suggested staying away from that type of tree and choosing something that is slower growing. Committee Member Duncan said he is more concerned with the treatment of the parking structure occurs along Brea Blvd. and Bastanchury Rd. Acting Chief Planner Eastman addressed Committee Member Duncan's concern regarding the dimension between the property lines of the gas station and parking structure stating it is 2 ft., which eliminates substantial landscaping. The applicant had indicated that some vines and growth could be placed at the 2 ft. planter. Committee Member Duncan explained he wanted to know more about the materials of the parking structure, which were previously discussed. Committee Member Duncan said he had a subjective opinion of the trees being proposed on the islands between the parking structure and the property line on the west side. The Acacia and Pepper Trees aren't very consistent in growth and will look ratty if they are not maintained properly and will take quite a bit of maintenance to look good. He said it is his opinion and does not request that they change it, but is something that should be considered.

Committee Member Hoban said the Committee was privy to all correspondence from the church to the neighbors and the summaries of telephone conversations and letters. He said it helps the Committee understand what was done to mitigate the relationship between different neighbors and the church. He stated the only two concerns heard from the neighbors are:

1. The location on the slight slope of where the trees may be planted, which sounds like it can easily be solved.
2. The selection of one of the kinds of trees which could be re-thought.

Committee Member Hoban expressed a concern regarding the retaining walls and anything over the height of a door for a car or a bumper; he said he would not do that and would mound the dirt and make them concrete. He said if the applicant is concerned about the trees uplifting the gutters and curbs, he suggested planting them with deeper root barriers. He said the project has done a good job to pull everyone's concerns together to make a better project.

Committee Member Larsen appreciates the landscape architect's presentation, which was very helpful and the elevations were great. It helps understand the project, concepts and issues they are dealing with.

Chairman Daybell said there was a letter from the church addressed to him with a series of letters attached regarding discussions with the neighbors. It looks like there has been a terrific effort made to communicate with the neighbors on this project about the screening and the desires of the individual neighbors. He stated he remembers the Council commenting that if the all the Committee is in agreement with the selection of trees, the church can get them planted now so they can get some growth before the parking structure is done. It is a matter of scheduling and can not be done too early. He suggested at some point it is feasible, it is not a requirement of the Committee, but an observation. Chairman Daybell said he was concerned earlier about root invasion pushing up sidewalks, but is not concerned anymore because

presumably a root barrier or another solution will be incorporated. He hopes the neighbors do understand they will have to maintain the trees growing over the wall on their side of the yard. Chairman Daybell stated the overall scheme of things will work and it is time to go forward with this project. A question was raised about the spacing of the trees on the residential property line.

Public hearing reopened.

Mr. Carlson stated the spacing of 10 ft. arrived somewhat arbitrarily by judging the canopies of the trees and the size and long term growth of the trees. He does not think the church has any objection to 8 ft., but if they put the trees closer there will be overgrowth and overnetting together. If they are placed wide apart, there will be less of that and less screening. This was a point that was picked on that spectrum. Mr. Carlson said if 10 ft. is inadequate, then we can do 8 ft. Chairman Daybell said this might be a situation where the individuals who want 8 ft. and those who want the recommended 10 ft. get it. Committee Member Duncan stated that based on his experience he has planted those types of trees at about 4 ft. on center to create a solid screen along a wall and it's doing a very good job because they knit together as needed and they don't put out the same growth when they are close together as when they are individual and make do. He stated you can get those trees in pretty tight and asked if they have researched and found those trees in vertical low branching that are already set for screening versus a tree form, hedged and trimmed up? Mr. Carlson said yes, they are listed that way in catalogs, but his thought was they'd want the trees to break and branch in at about 6 ft because that is where the top of the wall is and can put the growth on top rather than down below where the wall is and there is nothing to screen. Committee Member Duncan said part of the point is that they have already begun the shearing to create the column form versus a tree shaped where the branches are allowed to grow out more horizontal. Mr. Carlson asked if in the long term there is less to worry about? Committee Member Duncan said yes the selection of the tree is a good choice and is fairly clean. He said once you begin to hedge the material it will stay to that shape and will start to grow slower when trimmed into a hedge versus a tree. He said if there are some that are already started like it would work out to where it's already overhanging once you plant the tree. He stated it does not matter to him and would not matter if they are already branching onto the ground versus starting to head up 6 ft. Mr. Carlson said that if they have approval on this tree they will begin the process and find out what is available because they need quite a few across the property line. Committee Member Duncan said in closing you can space them out close together.

Public hearing closed.

Chairman Daybell said the spacing should not be decided at this venture and can be left up to the church and the neighbors. Committee Member Duncan said the trees planted at 8 ft. and 10 ft. on center properly maintained through the first couple of years can promote the growth and do a good job of filling in as well. He said it will depend on the maintenance and watering, fertilizing, soil and other factors. Acting Chief Planner Eastman said in terms of resolution the plans indicate a 10 ft. dimension, so if the Committee wants to reduce the size and the on-center spacing it is up to their discretion. Chairman Daybell said 8 ft. is better than 10 ft. Committee Member Duncan said he is okay with 10 ft. and thinks it can stay as is. Mr. Carlson clarified that 8 ft. is fine with the church.

MOTION by Committee Member Duncan, SECONDED by Committee Member Hoban and CARRIED unanimously by all voting members present to APPROVE the project with staff

recommendations and the addition that the Fern Pine spacing along the west property line be decreased to 8 ft.

**STAFF/COMMITTEE COMMUNICATION:**

Acting Chief Planner Eastman presented a review on the October 17 City Council meeting and issues with general plan were discussed.

Chairman Daybell said he would not be able to attend the Transportation Center on November 9, 2006.

The Committee discussed the Palapa Grill's proposed design and lighting. Acting Chief Planner discussed the permit requirements and the design.

**ADJOURNMENT:**

MOTION by Committee Member Hoban, SECONDED by Committee Member Larsen and CARRIED unanimously by all voting members present to ADJOURN meeting at 5:40 p.m.

Respectfully Submitted,

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Ruth Leopold  
Clerical Support