

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

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

May 10, 2007

4:00 PM

CALL TO ORDER: The meeting was called to order at 4:12 p.m. by Vice Chairman Hoban.

ROLL CALL: COMMITTEE MEMBERS Vice Chairman Hoban, Committee
PRESENT: Members Cha, Daybell, and Larsen

COMMITTEE MEMBERS Chairman Duncan
ABSENT:

STAFF PRESENT: Acting Chief Planner Eastman, Acting
Senior Planner Allen, Consultant Planner
Wolff, Secretary Pasillas, and Clerical
Assistant Flores

MINUTES: MOTION made by Committee Member Daybell, SECONDED by
Committee Member Cha and CARRIED unanimously by all voting
members present to APPROVE the April 12, 2007 minutes AS
WRITTEN.

OLD BUSINESS

Item No. 1

PRJ04-01164 – ZON05-00024

Acting Senior Planner Allen presented a staff report for a review of landscape plans for a previously approved major development project for the construction of a 14-unit condominium project located at 918 S. Highland Avenue in a Community Improvement District.

Acting Senior Planner Allen explained that this project had previously been reviewed and approved, but the Committee had conditioned the applicant to come back before the RDRC for approval of the landscape. Staff wanted clarification on several items from the RDRC: Did the plan represent a Spanish or mission planting theme, as conditioned; and would the planting along the perimeter impact the adjacent properties and/or the building entrances. Acting Senior Planner Allen informed the Committee that the applicant and landscape architect were in attendance with pictures of the proposed plants.

Committee Member Daybell asked if staff had received any input from Chairman Duncan, and Acting Chief Planner Eastman responded that he had not.

Committee Member Daybell asked if the applicant had seen the staff report, and Acting Senior Planner Allen responded affirmatively.

Vice Chairman Hoban explained one of the original concerns was masking the air conditioning units in the front. Acting Senior Planner Allen stated some of the air conditioning units had been moved to the second story, and the ones that were left on the ground level were going to have a low wall between them and the walkway.

Vice Chairman Hoban asked if anyone else remembered other concerns with this project. Committee member Cha stated that was the only item he could remember.

Public hearing opened.

Kevin Zhang, landscape architect, stated they could reduce the number of trees along the property line and the selected trees would grow to approximately ten feet wide.

Acting Chief Planner Eastman explained staff was concerned with putting too many trees close to the property line, and whether the type of trees selected would be appropriate for that area.

Public hearing closed.

Committee Member Daybell asked if there were any real issues on this.

Committee Member Cha believed the landscape plan was well thought out.

Committee Member Larsen did not have any concerns.

Vice Chairman Hoban did not have any concerns.

MOTION by Committee Member Cha, SECONDED by Committee Member Daybell to APPROVE the project as submitted, subject to Staff's recommendations. Motion passed unanimously.

Item No. 2

PRJ07-00108 – ZON07-00015

A determination of conformity for minor modifications to a previously approved Minor Development Project to change the architecture of one condominium unit approved as "craftsman" to "traditional" on property located at 430 W. Valencia Drive in a Community Improvement District.

Acting Chief Planner Eastman stated that this was a relatively minor request and consistent with all the previous direction given by Council, as well as comments this committee had made in the past. The item was before the RDRC for their consideration and comments to determine whether or not it conformed to what was reviewed and approved.

Acting Senior Planner Allen stated that what had previously been reviewed and approved by the Planning Commission were two craftsman buildings. The applicant had come back to request a variation to the design on one building to a traditional style rather than a craftsman style. Window trim would differ between the two styles. The traditional unit would have shutters and a different porch; the materials were still the same. Staff believed it was consistent with the prior approval.

Committee Member Daybell stated he did not have a problem with the change.

Committee Member Larsen agreed with Committee Member Daybell.

Vice Chairman Hoban asked if the biggest aesthetic change was the shutters and Acting Senior Planner Allen confirmed the shutters were changing, and the porch was also changing a bit.

Vice Chairman Hoban asked Committee Member Cha if he had any concerns and he stated no.

MOTION by Committee Member Daybell, SECONDED by Vice Chairman Hoban, to APPROVE the project, as recommended by staff. Motion passed unanimously.

Item No. 3

CUP 1056 & 1057 and Major Site Plan 844 & 845 Applicant and Property Owner: Grace Ministries International.

The property owner has submitted final architectural and landscape plans for Phase II of a previously approved project, which converted the former Hunt Wesson/Con Agra office/industrial property to religious, educational and office use. The RDRC will review the architectural and landscape plans for a 2,500 seat sanctuary, to be located at the southeast corner of Commonwealth Avenue and Brookhurst Road. The Grace Ministries campus is addressed 1645 and 1701 W. Valencia Street. The address of the proposed sanctuary building will be 150 S. Brookhurst. (C-2 Zone) (The Fullerton City Council certified an Environmental Impact Report for this project on December 17, 2002.).

Acting Chief Planner Eastman gave a brief overview of the project. He explained that Grace Ministries was given approval to take an existing research and development facility and convert it to a church campus. The current project was Phase II of a multi-phase project, and included the demolition of an existing single story office building. The existing office building to remain on site was a 1962 William Pereira, four-story international style structure, identified by the City as worthy of being preserved and potentially designated as a historically significant or landmark building. Staff believed there was a need to look at consistency and compatibility of the Phase II project with the existing historic building, not necessarily to match it but to be respectful of it. Additionally, the landscaping and garden setting were part of a master plan by Pereira, so the connection to the facility was also important.

Planning Consultant Wolff entered the meeting.

Committee member Daybell asked if the other Pereira building was south of the sanctuary and Acting Chief Planner Eastman stated that it was to the east.

Committee Member Larsen stated that the existing four-story Pereira building was similar to the adjacent Hunt Branch Library, and Planning Consultant Wolff stated it was the same architect.

Planning Consultant Wolff shared with the committee that this project had been presented to the RDRC in 2002. The consensus at that time among the Committee was to use some of the elements that were present on site, particularly the vertical and horizontal elements in the Pereira building; not necessarily to match it exactly, but to stay with the linear design. She presented the Committee with pictures of what the building used to look like, and explained that there were three buildings on the site built over a period of time. The one that was just demolished was the earliest building that was built. The Pereira building was built second in the 1960's. In the 1970's the more massive concrete building was built, which was Phase I of this project. At this time staff was looking at the elevations, the architecture, and landscaping for the Phase II sanctuary building, and asking the RDRC for direction to see if it fit into the campus setting and was compatible with the other buildings and the surrounding area.

Planning Consultant Wolff presented pictures of the walkway to give a feel of what the campus looked like and what the building looked like before it was demolished. She then showed the crossing over Brookhurst which would be modified to go straight into the building. The modifications or extensions to the crossing would be done as a later date. The grove of pine trees at the north west corner of the site would remain.

Committee Member Daybell mentioned- that in 2002 the desire of the Committee was to preserve the pine trees on Commonwealth. To do that, the parking area on the north side of the sanctuary would be reduced. Planning Consultant Wolff confirmed that as the project evolved, and the demolition was started, some of those trees were removed. The ones that were still there were going to stay. She also stated that in accordance with the tree preservation plan there was approval to remove some trees, but the biggest grouping would remain.

Vice Chairman Hoban asked if the driveway off of Brookhurst was an existing driveway, or if it would be new ingress and egress for the complex. Planning Consultant Wolff responded that there was an existing driveway and it would be relocated directly across from the parking lot. Vice Chairman Hoban asked if staff believed the new driveway location was an improvement, or if there would be need for a traffic signal eventually. Consultant Wolff explained that staff had looked at the traffic as part of EIR, and this was the preferred location. It was directly across from the parking lot, creating a four way stop instead of an offset with the intersection. There was not a need for a signal as determined by the EIR. Grace Ministries would be required to keep a traffic officer for the first several months of operation to see if an officer was needed, or if site could function on its own.

Committee Member Daybell believed what Grace Ministries was proposing would be a great addition to the City of Fullerton.

Public hearing opened.

Vice Chairman Hoban asked Ted Kim, Business Director for Grace Ministries, if he had any comments about landscaping, and Mr. Kim replied that his landscape architect was not present. He stated that they had tried to preserve as many trees as possible along the boundary lines. He also mentioned that all the trees that were presently there would stay and the only trees that were removed were the ones closer to the area of construction.

Vice Chairman Hoban asked what the seat venue in the sanctuary would be, and Mr. Kim replied that it would be 2,500. Vice Chairman Hoban asked if there would be parking to

accommodate that amount of people, and Planning Consultant Wolff confirmed that the site did meet the parking code.

Public hearing closed.

Acting Chief Planner Eastman requested the Committee consider the Pereira architecture and the compatibility with the existing Phase I work. He stated that this item was required by condition of approval to come to the RDRC for final review and approval of the architecture. If the committee felt that revisions were needed and would like to direct the applicant to do that, they could continue the item. If the committee felt the plans were compatible with what was on the campus they could approve it.

Committee Member Larsen commented that when he first saw the pictures he thought it looked very "Corporate America". He believed it had a high degree of autonomy to it that he found interesting for a church building. He liked the degree of refinement. He said that a box is a very clear form but it is very static at the same time. The glass and the aluminum panel were literally the same plane. He was agreeable with the two materials used, but he was looking for something that was more three dimensional. He suggested that, perhaps the parapet line could be changed to create an angle to the building form.

Committee Member Cha stated that he agreed with Committee Member Larsen, that the building could have been more dynamic, but since it was previously recommended that they conform to the existing buildings, it should be left up to the church to change it.

Committee Member Daybell stated that he would like to see it less boxy. He stated he would use the word articulation and if it could be done cost wise they were on the right track. He also noted that trees to be planted should be in container size of at least thirty six inches.

Vice Chairman Hoban stated that the unarticulated line that will face Brookhurst was what bothered him the most. He was agreeable with the landscaping; thirty six inches box size for trees was a minimum.

To allow for dialog with the applicant, Vice Chairman Hoban re-opened the public hearing.

Acting Chief Planner Eastman stated that the architect had done an excellent job at simplifying the building; he thought that it could use some kind of personality and that frequently came from "flaws" and the strategic location of those "flaws". However, he believed that something could be done to give it that touch. He discussed how the parapet might be modified to include a "Y" form that reflected the braces of the Pereira building.

Committee Member Cha asked Mr. Lee, the Architect/Construction Manager what he thought about the comments from the Committee and staff. Mr. Lee stated that his idea came from the different buildings in the Crystal Cathedral site. Mr. Kim added that the congregation had requested him to minimize the construction timeframe. They believed that as long as the new design complied with the direction that the RDRC had given them, the design should be allowed to move forward. He stated that for them to go back and redesign would burden them and he believed that the current design met the requirement of the City.

Public hearing closed.

Acting Chief Planner Eastman stated that the Committee was not asking them to go back and redesign the entire project. Acting Chief Planner Eastman clarified that the Committee expressed support of the design, but wanted to assure the best project. A cost effective way to address the concern would be to add a slight deviation in the parapet. This would create a certain sense of character that might not be ok in the current design.

Committee Member Cha reiterated the Committees desire to change the parapet.

Committee Member's Larsen and Daybell agreed with Committee Member Cha.

MOTION made by Committee Member Daybell, SECONDED by Committee Member Cha, to CONTINUE the project to allow the architect to see if he can come up with a solution that might work pursuant to the discussion. Motion passed unanimously.

NEW BUSINESS:

Item No. 4

PRJ07-00182 – ZON07-00036

A request for a Minor Development Project at 131 E. Orangethorpe to review exterior architectural changes to the existing Taco Bell restaurant. (Generally located on the north side of Orangethorpe approximately 320 ft east of Harbor at the Fullerton Towne Center) (C-2 Zone) (Categorically exempt under Section 15301 of the CEQA Guidelines) (HAL)

Acting Senior Planner Allen gave a brief overview of the project. She explained that Taco Bell was re-imaging and remodeling their facility. What was being proposed was to eliminate the pitched tile roof and add a parapet, repaint the building, and eliminate the arched elements at the existing entrances. Staff had some concern on the overuse of materials. The nearby buildings of the Town Center were constructed of stucco with standing seam metal roofs. The other concern staff had was this was a four sided building; the back of the building was on the internal drive for the shopping center and the current proposal did not incorporate that side, in terms of adding some articulation or details. Staff recommended continuing the project for revision.

Public hearing opened.

Ron Faris, Taco Bell Corporation, stated that Taco Bell was remodeling and re-imaging all of their stores. They had tried to meet staffs recommendations, but the back of the building presented some problems because of the mechanical equipment.

Vice Chairman Hoban asked if the parapet would go high enough to cover any equipment on the roof and Mr. Faris responded yes.

Acting Chief Planner Eastman had concerns with the lowered opening in the parapet and the possibility of equipment being visible. Mr. Faris stated that the lowered portion was not necessary and could be filled in.

Committee Member Daybell stated that he agreed with staff that the rear of the building looked like a "back of a house", which actually faces a parking lot. He mentioned that something was needed to enhance the building.

Acting Senior Allen presented an alternative that used additional stone veneer on the entrances, eliminating the 2nd paint color.

Committee Member Daybell left the meeting at 5:45 p.m.

Acting Chief Planner Eastman stated that even if they put a screen wall across the opening at the rear of the building they may not be screening the equipment from all views. He suggested that rather than screening the source, provide a low wall across from the source to provide screening when viewed from a car.

Vice Chairman Hoban asked the applicant what their thoughts were about a parapet around the top of the building extension for the refrigeration unit, and Mr. Faris of Taco Bell Corporation stated that for that type of condenser he was not sure if there would be enough ventilation, and he would have to check on it.

Public hearing closed.

Vice Chairman Hoban addressed the issue of non-conformance to the rest of the center specifically, the busyness of it. Acting Chief Planner Eastman stated staff believed a way to create consistency with the building and the shopping center would be to use a lighter, tan/sand color, something a little more consistent with the adjacent buildings.

Committee Member Cha stated that to him it was boring when you try to conform to the rest of the shopping mall. He believed that unless it was an ugly color, and the corporation had studied the colors, we should leave it to the corporation to decide on the color. Overall he liked the design concept.

Committee Member Larsen stated that he would not go with all stone.

Vice Chairman Hoban stated that he did not think they had to conform with the center, as it was somewhat dated. He also stated that he felt comfortable with staff working with the applicant to reach a resolution. He agreed with Committee Member Larsen that the stone made it too busy. He liked what was being proposed for the color treatment, and supported any landscaping that could be added or improved. He did not feel that the project needed to be continued.

Acting Senior Planner Allen stated staff had not developed conditions of approval; they would request a continuation so specific conditions could be brought back at the next meeting.

Acting Chief Planner Eastman stated that staff would have some standard conditions and requirements, and asked that this item be continued so staff could recommend conditions and discuss them.

MOTION by Committee Member Cha, SECONDED by Committee Member Larsen, to CONTINUE TO A DATE CERTAIN of May 24, 2007 Motion passed unanimously.

Item No. 5

PRJ07-00134 – ZON07-00022

A request for a Minor Development Project to demolish an existing garage and construct a new 840 square foot garage with a 920 square foot dwelling unit above on a property developed with an existing dwelling to remain. (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 of the CEQA Guidelines) (JEA)

Acting Chief Planner Eastman explained that the project was located in an R-2P Zone, in a preservation overlay. Two units were allowed but would need to meet the design guidelines for a preservation zone. Staff had reviewed the project and believed that the drawings that had been prepared fell short of reflecting the preservation standards. Staff had recommended a number of conditions, which if incorporated appropriately, would bring the project to conformance. Staff had not had any communication with the applicant since the report was delivered. The project had been revised once already.

Vice Chairman Hoban stated that before Committee Member Daybell left he commented that he was concerned about the roof pitch as well as the encroachment on the property line.

Public hearing opened.

Margaret Jewett, property owner, stated that she had read the conditions and was agreeable with the first twenty six recommended conditions. She disagreed with the location of the stairs. Ms. Jewett displayed a piece of the original siding of the house to show the color of the house, and this would be maintained on the addition. She also displayed a picture of the roll-type garage door that was intended, and the lighting fixture that would be outside the house. She understood that the plans had originally provided a set back of seven feet, and that if the stairs were moved it would take care of the set back issue, so she had the plans redrawn. She stated that putting the stairs in front of the unit would violate the open space provision, and would not be feasible. All the other neighborhood apartments had side entrances.

Acting Chief Planner Eastman briefly clarified that when staff referred to the front of the unit they were referring to the Brookdale side south. He stated that they did not support placing entries on an alley primarily because of emergency access and pedestrian access by guests. The stairwell on the side was prohibited by the zoning code, unless Ms. Jewett processed a Minor Site Plan application, and staff would notice the neighbors of the proposal. The plans as drawn could be approved; it was up to the RDRC to review. Alternatively, the plans could be modified without bringing them back, but it was up to the Committee to do that.

Ms. Jewett said that it was not her intent to have the stairs in the front because it would interfere with the new addition that had been added to the back of her house.

Public hearing closed.

Vice Chairman Hoban stated that there was a code issue and he did not know at this time where the stairs would be located, but he did not think the side yard encroachment was acceptable. He explained that the Committee could discuss the item and come to a vote which could ultimately be a denial or continuation; or they could continue the item and it could be worked out with staff, and then come back to the Committee.

Acting Chief Planner Eastman stated that the issue with the stairs was that code did not allow for decks or other features to be located in the side-yard setback. However, it could be approved through a Minor Site Plan approval, which could be processed as part of the Development Project.

Vice Chairman Hoban stated that the next step would be to file a Minor Site Plan application and it would be noticed to the public. He encouraged the applicant to work with staff and come to as much resolution as possible before it came back to the RDRC.

Committee Members Cha and Larsen said they agreed with Vice Chairman Hoban.

MOTION by Committee Member Cha, SECONDED by Committee Member Larsen to CONTINUE the project, to a DATE CERTAIN of May 24, 2007, pending the filing of the Minor Site Plan application, as well as revised plans. Motion passed unanimously.

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENT:

No public comments

STAFF/COMMITTEE COMMUNICATION:

Acting Chief Planner Eastman informed the Committee that Acting Director Rosen's last day with the City of Fullerton, would be May 17, 2007.

Committee Member Larsen explained he had accepted a new job in Texas, and would be resigning from the RDRC in the next week.

MEETINGS:

Acting Chief Planner Eastman provided a summary on recent City Council and Planning Commission meetings.

AGENDA FORECAST:

Next meeting will be May 24, 2007.

ADJOURNMENT:

Meeting adjourned at 6:51 P.M.

Respectfully Submitted,

Susana Flores
Clerical Assistant