

CITY OF FULLERTON
REDEVELOPMENT DESIGN REVIEW COMMITTEE

MEETING AGENDA
THURSDAY, August 23, 2007

Persons addressing the Redevelopment Design Review Committee shall be limited to 10 minutes unless the Chairman, subject to the approval of the Redevelopment Design Review Committee grants an extension of time. When any group of persons wishes to address the Committee, it shall be proper for the Chairman to request that a spokesman be chosen to represent the group.

Public comment will be allowed on agenda items at the time the item is considered.

The Redevelopment Design Review Committee's approval or denial of any action on this agenda shall become final and effective ten working days after its decision unless an appeal is made in writing within this ten-day period to the Planning Commission by either an applicant or an opponent. The filing of an appeal within such time limit shall stay the effective date of the order of the Redevelopment Design Review Committee until such time as the Planning Commission has acted on the appeal. Anyone interested in making an appeal should contact the Community Development Department for assistance.

4:00 P.M. SESSION

COUNCIL CONFERENCE ROOM

ROLL CALL:

APPROVAL OF MINUTES:

- July 26, 2007
- August 9, 2007

OLD BUSINESS:

1. PRJ07-00309 – ZON07-00066. APPLICANT: ALEX FISHER. PROPERTY OWNER: MICHAEL FRANCIS A request for a Minor Development Project to construct a new 2 bedroom, 900 sq. ft., detached unit over a 3 car garage along the alley. Project is located in a preservation overlay zone at 312 W. Whiting Avenue (Generally located on the south side of W. Whiting, approximately 160 ft to 200 ft west of Highland, 470 ft east of Ford Ave) (R-2P Zone) (Categorically Exempt under Section 15303) (JEA)
2. 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)
3. PRJ06-00091 – LRP06-00001, LRP06-00002, LRP06-00003. APPLICANT AND PROPERTY OWNER: ST JUDE MEDICAL CENTER A review of architectural and landscape plans for the St. Jude Medical Plaza Phase 2, which includes a new 98,000± square foot medical office building and nine level parking structure (seven levels above grade, two levels below) in conjunction with a zone change, specific plan amendment and General Plan revision for property located at 2151 N. Harbor Blvd. (Generally located on the west side of Harbor, between Bastanchury and Valencia Mesa) (C-2 ZONE) (Environmental Impact Report). (JWO)

NEW BUSINESS:

4. PRJ07-00334 – ZON07-00069. APPLICANT: VICTOR VALDES. PROPERTY OWNER: JUVENAL S SERNA A request for a Minor Development Project for two (2) additions to two (2) existing units at 528 E Truslow Ave. Project consists of a 268 sq. ft. habitable addition and a 400 sq. ft. garage on unit #1 along E. Truslow, and a 652 sq. ft. habitable addition with a 400 sq. ft. garage on unit #2 along 527 E. Patterson Way in a Community Improvement District. (Generally located at the east end of E. Truslow to the north and E. Patterson Way to the south approximately 400 ft east of Balcom and 375 ft. west of the Santa Fe Railroad right-of-way) (R-2 ZONE) (Categorically Exempt under Section 15303) (HAL)
5. PRJ07-00263 – ZON07-00056. APPLICANT: RAUL PINA. PROPERTY OWNER: ERNESTO MARTINEZ A request for a Minor Development Project to construct a new 870 sq. ft., 2-bedroom, single-family dwelling unit with an attached 800 sq. ft., 4-car garage on a lot with an existing 3-bedroom unit located at 315 E. Ash Ave in a Community Improvement District. (Generally located approximately 230 ft east of Lemon on the north side of Ash Ave) (R-2 Zone) (Categorically Exempt under Section 15303) (HAL)
6. PRJ07-00258 – ZON07-00053 / ZON07-00085. APPLICANT AND PROPERTY OWNER: CAMERON IRONS A request for a Minor Development Project to remodel an existing +/- 6,000 sq. ft. commercial building to create individual restaurant tenant spaces with six (6) on-site parking spaces and a request for a Minor Development Project to construct patios for outdoor dining on private property located at 133 W. Chapman Avenue in the Restaurant Overlay District. (Generally located on the north side of Chapman Avenue, approximately 350 feet west of Harbor Boulevard centerline). (C-3 Zone) (Categorically Exempt under Section 15301) (HAL)

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENTS:

Public comment will be allowed on matters not appearing on the agenda but within the Redevelopment Design Review Committee's jurisdiction, at the end of the agenda. No action may be taken on off-agenda items except as provided by law.

STAFF/COMMITTEE COMMUNICATION:

None

MEETINGS:

Planning Commission –August 22
City Council – August 21

AGENDA FORECAST FOR SPECIAL MEETINGS:

None

AGENDA FORECAST FOR SEPTEMBER 13, 2007 RDRC MEETING:

PRJ07-00357 – ZON07-00081. APPLICANT: FRAZIER GROUP ARCHITECTS. PROPERTY OWNER: CHRISTINA M. DARRAH A request for approval of a Minor Development Project to construct a three car garage, second dwelling unit above proposed three car garage, and add to rear bedroom and porch

to existing residence located at 336 W. Malvern Avenue (Generally located at the southeast corner of Ford Avenue and Malvern Avenue) (R-1P) (Categorically Exempt under Section 15303) (AKU)