CITY OF FULLERTON REDEVELOPMENT DESIGN REVIEW COMMITTEE

MEETING AGENDA THURSDAY, JANUARY 24, 2008

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.

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4:00 P.M. SESSION ROOM

COUNCIL CONFERENCE

ROLL CALL:

APPROVAL OF MINUTES:

November 29, 2007

OLD BUSINESS:

1. PRJ07-00443 – ZON07-00100 APPLICANT: RODRIGO COBA AND PROPERTY OWNER: FELIPE BELTRAN A request for a Minor Development Project to construct a 260 sq. ft addition to an existing dwelling; construct a 400 sq. ft. detached garage; and approve an unpermitted second dwelling on property located in a Historic Residential Preservation Overlay Zone and Community Improvement District, located at 143 E. Valencia Dr. (Generally located on the north side of E Valencia Dr, approximately 100 ft. west of Pomona) (R-3P Zone) (Categorically Exempt under Section 15303 of CEQA Guidelines) (AKU)

(Continued from December 13, 2007)

NEW BUSINESS:

PRJ07-00534 - ZON07-00118 APPLICANT: OSCAR MORA AND PROPERTY OWNER: JOSE G. PEREZ A request to construct a new second unit and two-car garage and demolish a converted detached garage on property located within a Preservation Zone with an approximately 1,400 sq. ft. dwelling to remain. The property is located at 224 W. Brookdale. (Generally located on the south side, approximately 280 ft east of Highland) (R-2P Zone) (Categorically Exempt under Section 15303 of CEQA Guidelines) (HAL)

- 3. PRJ08-00008 ZON08-00007 APPLICANT: DELAYNE BOND AND PROPERTY OWNER: BRIAN S. WILLIAMS A request for a Minor Development Project request to remove the old "Rail Restaurant" mural and replace it with a new "Bourbon Street" mural on the west side; and paint a new mural and install black awnings and a flower box on the south side. The site is located at 110 E. Commonwealth Ave, known as the Williams Building, a Historical Landmark (HL-15). (Generally located on the south side of E. Commonwealth, approximately 200 ft east of Harbor) (C-3 ZONE) (Categorically Exempt under Section 15303 of CEQA Guidelines) (JEA)
- 4. PRJ04-00919 ZON08-00005 APPLICANT: ABDUL SALEHI AND PROPERTY OWNER: ACCRETIVE LAGUNA PARTNERS, LLC A Minor Development Project for a request for modifications to approved plans for Providence Center to accommodate Panera Bakery Cafe. Modifications include exterior details and patio fencing. Site is located at 1981 Sunnycrest Drive, Suite A, at Providence Center (Located at the south west corner of Bastanchury Rd. and Laguna Rd., encompassing an area between Bastanchury Rd., Laguna Road, Laguna Drive, and Sunny Crest Drive). (C-2 Zone) (Mitigated Negative Declaration) (JEA)

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 – January 23, 2008 City Council – January 15, 2008

AGENDA FORECAST FOR SPECIAL MEETINGS:

None

AGENDA FORECAST FOR FEBURARY 14, 2008 RDRC MEETING:

PRJ08-00003 – ZON08-00001 / ZON08-00002 APPLICANT: JAMES BLUM AND PROPERTY OWNER: BP WEST COAST PRODUCTS, LLC A request for a Conditional Use Permit and a Minor Development Project to remodel an existing ARCO AM/PM gas station at 1000 West Valencia Dr. (Located at the southwest corner of West Valencia Dr and South Euclid) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

PRJ08-00004 – ZON08-00003 / ZON08-00004 APPLICANT: JAMES BLUM AND PROPERTY OWNER: BP WEST COAST PRODUCTS LLC A request for a Conditional Use Permit and a Minor Development Project to reconstruct an existing Arco AM/PM gas station at 401 North Placentia Ave. (Located at the northwest corner of North Placentia Ave and Chapman Ave) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (HAL)

PRJ08-00012 – ZON08-00009 APPLICANT: RALPH RINGO AND PROPERTY OWNER: MICHAEL C. STRAUSS A request for a Minor Development Project to review a proposed 840 sq. ft. addition to the rear of an existing house and a new 875 sq. ft. detached garage and office. The site is located at 217 W Malvern. (Generally located on the north side, approximately 300 feet west of Malden) (R-2P ZONE) (Categorically exempt under Section 15303 of CEQA Guidelines) (AKU)