

MINUTES OF THE REGULAR MEETING OF THE  
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday

January 22, 2009

4:00 PM

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**CALL TO ORDER:** The meeting was called to order at 4:08 p.m. by Chairman Hoban

**ROLL CALL:** COMMITTEE MEMBERS Chairman Hoban, Vice Chairman Cha,  
PRESENT: Committee Member Silber, Committee  
Member Daybell and Committee  
Member Lynch

COMMITTEE MEMBERS None  
ABSENT:

STAFF PRESENT: Senior Planner Eastman, Senior  
Planner Allen, Associate Planner  
Hernandez and Clerical Assistant  
Muhaidly

**MINUTES:** MOTION made by Committee Member Daybell, SECONDED by  
Committee Member Cha and CARRIED unanimously by all voting  
members present, that the minutes of the regular meeting of  
January 8, 2009 be APPROVED AS WRITTEN.

The following items were heard out of order.

**OLD BUSINESS:**

**Item No. 1**

**PRJ08-00439 – ZON08-00149. APPLICANT: ROY HERBOLD JR. AND PROPERTY  
OWNER: FULLERTON METRO CENTER AND INLAND WESTERN FULLERTON  
METRO CENTER.** A review of site and architectural plans for a proposed remodel,  
including building façade and landscape improvements, of a commercial building located  
in a Community Improvement District on property located at 1401 S. Harbor Boulevard  
(generally located on the west side of Harbor Boulevard, approximately 250 feet north of  
Orangefair Avenue) (C-2 zone) (Categorically exempt under Section 15301 of CEQA  
Guidelines) (Staff Planner: Christine Hernandez).

(Continued from January 8, 2008)

Associate Planner Hernandez gave the staff report.

Public hearing opened.

Mr. Herbold, Applicant, stated the majority of the trees on the plans were existing; the  
new trees identified on the east elevation are Palm Trees, shown at about one year's  
growth.

Chairman Hoban asked what type of palm the new trees would be. Associate Planner  
Hernandez answered that Queen Palms were proposed.

Chairman Hoban asked if the ground cover would match the existing ground cover and Associate Planner Hernandez answered affirmatively.

Public hearing closed.

The Committee expressed their joint satisfaction with the revised site and landscape plans and supported Scheme A.

MOTION by Committee Member Silber and SECONDED, by Committee Member Lynch to APPROVE the project, subject to staff's recommendations. Motion passed unanimously.

Senior Planner Eastman explained the 10-day appeal process.

**Item No. 2**

**PRJ06-00453 – ZON08-00083A. APPLICANT AND PROPERTY OWNER: TIMOTHY LUBERSKI.** A request to modify an existing sign program to add a projecting sign for the Harbor-facing tenant on property located at 310 North Harbor Boulevard (generally located on the east side of North Harbor Boulevard, approximately 160 feet north of Wilshire) (C-3 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Heather Allen).

Senior Planner Allen gave the staff report.

The Committee expressed their satisfaction with the project.

MOTION by Committee Member Daybell and SECONDED, by Vice Chairman Cha to APPROVE the project, subject to staff's recommendations. Motion passed unanimously.

Senior Planner Eastman explained the 10-day appeal process.

**Item No. 3**

**PRJ08-00468 – ZON08-00152. APPLICANT AND PROPERTY OWNER: DAVID CHUNG.** A request for approval of a Minor Development Project to allow for the remodel of the front and rear of a commercial building on property located at 614 South Euclid Street (generally located on the east side of Euclid, approximately 600 feet south of Valencia Drive) (C-H zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Christine Hernandez).

Associate Planner Hernandez gave the staff report.

Public hearing opened.

John Lee, Project Architect, stated that the site's front-setback is small and they intend to have windows that extend all the way to the ground; therefore, they did not want to implement any landscaping other than concrete. Senior Planner Eastman stated that the Code requires landscaping at the front-setback.

Mr. Lee asked if a trash enclosure was required. Associate Planner Hernandez answered affirmatively.

David Chung, Property Owner, stated there was a parking easement adjacent to the church, which allowed for vehicular parking for the customers of the site. He stated that the pastor asked them to maintain the spot, so asphalt will be used to pave the area.

Chairman Hoban asked the applicant if any other improvements could be suggested for the site, as he believed the plans to be relatively simple and didn't provide enough detail. Mr. Lee explained that their ultimate goal was to do minimal construction.

Public hearing closed.

Committee Member Daybell noted the plans were lacking information, and he wished to see a detailed site plan before he could make an informed decision.

Vice Chairman Cha stated he was ok with the project, but would like to see a sign plan and a little more detail on the plans.

Committee Member Lynch stated he did not like the aspect of removing the tile roof portion in the front of the site and leaving the tile roof in the back of the site. He felt the project seemed only half-way finished.

Committee Member Silber stated there was not enough documentation to go by in order to make a decision on the project. In terms of the landscaping, he stated there are appropriate surfaces, other than plant material, for the front set-back, but the landscaping should be thought through.

Chairman Hoban stated the scheme should be well thought out and should compliment the existing scheme. He added the plans need more detail and would support a continuation of the project.

Public hearing re-opened.

Mr. Lee stated their goal was to minimize construction costs and make the site appear more commercial, but because the side elevations are mostly hidden from visibility, alterations were not made to those areas.

Public hearing closed.

Committee Member Daybell stated he did not feel a parapet wall was the solution to making the building more commercial and asked what Committee Member Silber thought. Committee Member Silber suggested that the parapet return on the back elevation should stop inline with the window jam.

After discussion, the Committee concluded the project plans were not informative enough and the applicant needed to work out the smaller details of the project, such as the lighting, roof material, and sign program.

Vice Chairman Cha added that as long as the plans were presented in fuller detail, he thought he would be ok with the project.

MOTION by Committee Member Silber, and SECONDED by Committee Member Lynch to CONTINUE TO A DATE CERTAIN of February 26, 2009 to allow the applicant the opportunity to revise plans. Motion passed unanimously.

**Item No. 4**

**PRJ08-00494 – ZON08-00163. APPLICANT: GARY VALDEZ AND PROPERTY OWNER: RONALD O BATCHMAN.** A request to amend the sign program for the College Square Shopping Center, located in a Community Improvement District on property located at 2403-2495 East Chapman Avenue and 512-550 North State College Boulevard (generally located at the northeast corner of State College Boulevard and Chapman Avenue) (C-2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Jay Eastman).

Senior Planner Eastman gave the staff report and reviewed the major differences in the previous sign program and the proposed amended sign program.

Public hearing opened.

Gary Valdez, Applicant, stated that the current sign program was developed in 1988, and noted that current signage in the shopping center does not comply with this sign program. He referred to pictures of signage following the current sign program, and stated he did not wish for future signage to look so outdated.

Public hearing closed.

The Committee expressed their joint satisfaction with the project.

MOTION by Vice Chairman Cha and SECONDED, by Committee Member Silber to APPROVE the project, subject to staff's recommendations. Motion passed unanimously.

Senior Planner Eastman explained the 10-day appeal process.

**PUBLIC COMMENT:**

No public comments.

**STAFF/COMMITTEE COMMUNICATION:**

Chairman Hoban asked if all Members attended the required ethics training. Two Members stated they did not attend and asked if they could attend a session hosted by another City. Senior Planner Eastman answered no because the training is specific to the City of Fullerton. He stated that Committee Members may register with the State and take the test online. He noted there also may be another training held in Spring due to the appointment of new Members, and reappointed Members who missed their training dates may be able to join in that session.

**MEETINGS:**

None.

**ADJOURNMENT:**

Meeting adjourned at 5:17 P.M.

Respectfully Submitted,

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Nadia Muhaidly  
Clerical Assistant