MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
Thursday April 9, 2009 4:00 PM

CALL TO ORDER: The meeting was called to order at 4:07 p.m. by Vice Chairman

Cha.

ROLL CALL: COMMITTEE MEMBERS Vice Chairman Cha, Committee

PRESENT: Member Daybell, and Committee

Member Lynch

COMMITTEE MEMBERS Chairman Hoban and Committee

ABSENT: Member Silber

STAFF PRESENT: Senior Planner Eastman, Senior

Planner Allen, Associate Planner Hernandez, and Clerical Assistant

Muhaidly

MINUTES: MOTION made by Committee Member Lynch, SECONDED by

Committee Member Daybell and CARRIED unanimously by all voting members present, that the minutes of the regular meeting

of March 26, 2009 be APPROVED AS WRITTEN.

OLD BUSINESS:

None

NEW BUSINESS:

Item No. 1

PRJ09-00035 – ZON09-00007. APPLICANT AND PROPERTY OWNER: CHARLES MENZIES. Request for approval of a Minor Development Project to allow a 936 square-foot addition (which will include 2 new bedrooms and 1 new bathroom) to a single family residence located at 400 Jacaranda Place (generally located on the south side of Jacaranda Place on the corner of Ford Avenue) (R-1-7.2P zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Christine Hernandez).

Associate Planner Hernandez gave the staff report.

Committee Member Daybell asked if the applicant understood and agreed to staff's recommended conditions. Associate Planner Hernandez said she has spoken to the applicant about the conditions.

Planner Hernandez stated the applicant was considering replacing all the windows. Associate Planner Hernandez stated the windows are a key feature to the structure, and

there are design guidelines that state if there is a chance to save the existing windows on a Preservation zone structure, every attempt should be made to save them.

Senior Planner Eastman asked if the windows were all original. Associate Planner Hernandez answered affirmatively. She stated the windows in the new addition will match the existing windows.

Public hearing opened.

Art Kent, Project Architect, asked if retrofitting the existing windows was a mandatory measure. He stated it was his intent to match the new windows with the existing windows.

Committee Member Daybell asked Mr. Kent if he was familiar with the Preservation Zone guidelines. Mr. Kent said he was somewhat familiar with the guidelines.

Committee Member Daybell asked if there were casement windows on the side of the house. Mr. Kent clarified they were single-hung windows.

Committee Member Daybell asked what the intentions with the roofing were. Mr. Kent said they were going to replace existing roofing with a heavy profile, composition shingle roofing, and make it compatible with the existing architecture.

Katie Dalton, Fullerton Heritage, stated there were a few things she was concerned about:

- (1) The permitting process needed to be very thorough, especially because the project began without permits.
- (2) Staff should heavily scrutinize the materials used, and a materials board should be reviewed and approved by staff.
- (3) Weather-stripping is just as efficient as replacing windows, in terms of energy loss.
- (4) Staff should require the original wood windows stay in the front house, and the windows in the new addition match as carefully as possible to the existing windows.
- (5) There is a new sliding window on the east elevation, which should be replaced with a single or double hung window to match the ones next to it.
- (6) The project should be monitored closely due to the previous neglect to obtain permits.

Mr. Kent added that they would extend every effort to enhance the existing building.

Vice Chairman Cha asked Mr. Kent if he felt comfortable with the Preservation Zone Guidelines, and Mr. Kent said that he would work to become better informed. Senior Planner Eastman clarified staff would work with the applicant to make sure the guidelines are implemented, and that architectural details are appropriate.

Associate Planner Hernandez stated conditions eight, nine, and ten state the roof, window, and siding materials need to be approved by the Director of Community Development. Member Daybell stated condition number eight should be changed to read

that the materials be compatible with architecture in the surrounding areas, because the existing roof is to be replaced with a composite roof.

Ms. Dalton stated the Committee should address the window issue and the slider window on the east elevation.

Committee Member Lynch stated he would like to condition the original windows to remain, the east elevation slider window be removed and replaced with a historically compatible window, and all the new materials carefully match the existing building's materials.

Mr. Kent stated that they already planned on removing the sliding window on the east elevation.

MOTION by Committee Member Lynch and SECONDED, by Committee Member Daybell to APPROVE the project, subject to staff's recommendations, and added conditions as follows: (1) The existing windows shall be preserved and repaired as necessary, (2) the slider window shall be replaced with windows that reflect the traditional character of the house, and (3) amend condition number eight to eliminate the first sentence. Motion passed unanimously.

Senior Planner Eastman explained the ten-day appeal process.

MISCELLANEOUS ITEMS:

Senior Planner Allen stated that several months ago the RDRC reviewed and approved a project for a minor exterior remodel at 109 West Union. She stated that there was a change in the approved materials for the exterior finish, and wanted to come back to the Committee to determine if the change is consistent with the approval of the remodel. The exterior finish was approved as smooth plaster. However, the existing stucco, which is proposed to be covered with new stucco, is textured. A stucco with more texture is being considered for better coverage and to prevent cracking. She stated that if the RDRC determine the alterations are not consistent with the original approval, the applicant would need to return to the Committee with a formal modification. She also noted the decorative sills above and below the windows were identified as concrete, but wood is considered being used, and will be covered with the same textured exterior finish.

The Committee expressed that these changes would not have altered their original action. They unanimously stated the changes were consistent with the project originally submitted and approved.

PUBLIC COMMENT:

No public comments.

STAFF/COMMITTEE COMMUNICATION:

Senior Planner Eastman stated Committee Member Silber regrettably has resigned from the RDRC to concentrate on his business.

Community Development Director Godlewski discussed the future key involvement of the RDRC in the implementation of various projects, such as the Fullerton Transportation Center Specific Plan and the West Coyote Hills Specific Plan, which are projected to be completed within the next twelve months.

Community Development Director Godlewski reviewed the new Committee process for the West Coyote Hills Specific Plan, as well as addressed the progress of the Fox Block and Amerige Court projects.

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MEETINGS:		
None		
ADJOURNMENT:		
Meeting adjourned at 4:55 P.M.		
		Respectfully Submitted,
		Nadia Muhaidly Clerical Assistant