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

COUNCIL CONFERENCE ROOM

**FULLERTON CITY HALL** 

THURSDAY JUNE 11, 2009 4:00 PM

**CALL TO ORDER:** The meeting was called to order at 4:05 p.m. by Chairman Hoban

ROLL CALL: COMMITTEE MEMBERS Chairman Hoban, Vice Chairman Cha

PRESENT: and Committee Member Daybell

COMMITTEE MEMBERS Committee Member Lynch

ABSENT:

STAFF PRESENT: Senior Planner Eastman. Senior

Planner Allen, Redevelopment Project Manager Pilapil, and Secretary Flores

MINUTES: MOTION made by Committee Member Daybell, SECONDED by

Committee Member Cha and CARRIED unanimously by voting members present, to APPROVE the April 23, 2009 minutes AS

WRITTEN.

MOTION made by Committee Member Daybell, SECONDED by Committee Member Cha and CARRIED unanimously by voting members present, to APPROVE the May 14, 2009 minutes AS

WRITTEN.

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

## ITEM NO. 1

PRJ06-00084 – ZON09-00033/ZON09-00034. APPLICANT AND PROPERTY OWNER: FULLERTON REDEVELOPMENT AGENCY. A request for a Major Development Project and Conditional Use Permit for an approximately 850-space parking structure with four levels and a pedestrian bridge over Harbor Boulevard on property located at 130 West Santa Fe Avenue (generally located on the south side of Santa Fe Avenue between Malden and Harbor) (M-G zone) (CEQA Determination: Previously Certified Mitigated Negative Declaration) (Staff Planner: Allen).

Senior Planner Allen provided a summary from the May 14, 2009 meeting noting that the item was continued to allow the architect to better consider the requirements related to the Mitigation Measure and historical resources. Senior Planner Allen referenced the staff report/renderings, and noted the changes to the design.

Committee Member Daybell asked if there would be directional signage on Harbor. Senior Planner Allen said a comprehensive signage plan is a condition of approval.

Committee Member Daybell asked about the lighting of the parking structure. He expressed concern for too much lighting. Senior Planner Allen clarified that a detailed exterior lighting plan shall be included as part of the bid package.

Vice Chairman Cha asked why stairs are not added to the southeast corner. Senior Planner Allen clarified that if the stairs were moved south on the design, the rhythmic pattern to Santa Fe would be lost. She noted that a second interior stairwell was reviewed, but it lacked the safety elements of the open stairwells. She deterred further discussion to the architect.

Public hearing opened.

Leland Stearns, Project Architect, stated that they had looked at designing a stairwell in the southeast corner as secondary access, but it was thought that it would not serve many people, and would be closed-in. Mr. Stearns noted the location of the circulation is oriented to the Plaza and Santa Fe Avenue, but will also cater to people trying to catch the train. He stated the current location of the stairwell is the most effective place to serve those two needs. He added that to get to the west end, people will just walk diagonal through the structure.

Vice Chairman Cha asked which users the parking structure is supposed to accommodate. Redevelopment Project Manager Pilapil clarified that because the structure is for Amtrack and Metrolink users, it is a transit parking structure.

Vice Chairman Cha stated that if the structure was shortened to the west about 20 feet to accommodate a staircase, the open area could be made larger where it fronts Harbor. Vice Chairman Cha stated his main concern is how the structure accommodates the public who uses the train. Senior Planner Eastman noted that adding a staircase that is used infrequently, or not visually accessible, may provide a place for loitering.

Committee Member Daybell asked if it is possible to walk along the south side of the structure. Mr. Stearns said no, not without walking on the train property.

Chairman Hoban asked if a staircase would be frequently used if it was located near the southeast corner, met all the security and design requirements, and was placed close to the pedestrian bridge. Mr. Stearns answered affirmatively. Chairman Hoban stated that it seems the architecture has taken precedence over the function of the path of travel. Senior Planner Eastman clarified that the goal is to build a structure that contributes to the surrounding neighborhood.

Chairman Hoban suggested a floating staircase be designed in the back corner for the most direct users.

Committee Member Daybell stated his thoughts of an exit at all levels in the southeast corner in case of emergency.

Senior Planner Eastman read Committee Member Lynch's comments about the project since he could not attend the meeting.

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Chairman Hoban asked if the green block is proposed to incorporate the green of the train station and fencing, and if it uses the material of the SOCO sign. Mr. Stearns stated that the steel color is the same as the SOCO sign, and the green is a soft olive and was used to tie to the landscaping and contrasts with the brick. Mr. Stearns discussed the lighting and other materials.

Steve Ellingson, 119 W. Santa Fe Avenue, stated he would have incorporated the SOCO architecture into the proposed design more. He stated he came to the meeting to compare the previous plans to the second set, and he was happy with the modifications. He also discussed his concern over traffic issues when the structure is completed. Senior Planner Allen clarified that parking and traffic issues were considered as part of the adopted Mitigated Negative Declaration. Senior Planner Eastman clarified that the City's traffic engineer will likely need to make adjustments in the area to address unforeseen nuances in traffic, once the garage is open.

Chairman Hoban asked if staff discussed implementing the back staircase, and Senior Planner Allen stated that to do something internal would be a safety hazard and not an open, visible, and inviting design. She stated that if a second staircase is designed, it would need to be open. Chairman Hoban asked about an exterior staircase on that same corner. Senior Planner Allen stated that staff had not discussed it.

Public hearing closed.

Committee Member Daybell stated there needs to be a means of escaping the structure on the southeast corner for safety reasons, as well as to accommodate a path of least resistance for the public trying to catch the train. He supported the rest of the design, with reservations about confining the lighting, and thought the structure complies with the historic structure across the street.

Vice Chairman Cha stated he liked the architecture, but believed the stairwell is necessary on the southeast corner.

Chairman Hoban stated he likes the design and how it plays into the community, but believes in terms of functionality, an open staircase should be implemented in the southeast corner.

Committee Member Daybell suggested a staircase on the southwest corner be implemented for safety purposes. Senior Planner Eastman clarified that the project would meet all exiting requirements in the Building Code, and that people could use the ramp on the south side if necessary.

MOTION by Committee Member Daybell, SECONDED, by Committee Member Cha to find the proposed parking structure design in conformance with the Secretary of the Interiors Standards for the treatment of Historic Properties, in compliance with Mitigation Measure Cult-2. Motion passed unanimously.

MOTION by Committee Member Cha, SECONDED, by Committee Member Daybell to RECOMMEND APPROVAL to the Planning Commission and the City Council, subject to the addition of an open staircase on the southeast corner at or near the pedestrian bridge in a manner that is architecturally compatible with the design of the structure and follows

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unanimously.	
MISCELLANEOUS ITEMS:	
None	
PUBLIC COMMENT:	
No public comments.	
STAFF/COMMITTEE COMMUNICATION:	
None	
MEETINGS:	
Senior Planner Eastman gave a brief overview of recent Pl	anning Commission actions.
ADJOURNMENT:	
Meeting adjourned at 5:21 P.M.	
	Respectfully Submitted,
	Nadia Muhaidly Clerical Assistant

the same open and linear safety principles as the other stair cases. Motion passed