MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

THURSDAY OCTOBER 8, 2009 4:00 PM

Senior

CALL TO ORDER: The meeting was called to order at 4:06 p.m. by Committee

Member Daybell

COMMITTEE MEMBERS Committee Members Daybell, Lynch **ROLL CALL:** PRESENT:

and Blumer

COMMITTEE MEMBERS Chairman Hoban and Vice Chairman

ABSENT:

Cha

STAFF PRESENT: Planner Eastman, Senior

> Planner Allen, Housing Programs Supervisor Morad, Redevelopment Project Manager Kovac, and Secretary

Flores

The August 27, 2009 minutes were not available. MINUTES:

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

ITEM NO. 1

PRJ09-00005 - ZON09-00017. APPLICANT: OLSON URBAN HOUSING, LP; PROPERTY OWNER: CITY OF FULLERTON. A request for a Major Development Project to construct 34 new moderate income detached residential condominiums on property located at 418, 424, 430, 436, 442, 448, 454, 460, 466 West Ave. 525, 531 South Ford Ave. 530, 524 South Richman Ave. (Generally located on the south side of West Ave, from S. Richman Ave to S. Ford Ave.) (R-3 zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (Staff Planner: Heather Allen)

The Committee and staff clarified the protocol for public comments.

Senior Planner Allen gave a brief overview of the request.

Senior Planner Eastman clarified that the item would be going to the Planning Commission and City Council, and the land use decisions are not within the RDRC's purview.

Committee Member Lynch asked what happened to the alternative design mentioned in the staff report. Senior Planner Allen explained that the City Council reviewed the Mediterranean and contemporary proposals and directed staff to pursue the Mediterranean design. Therefore, only the Mediterranean design is moving forward for entitlement.

Committee Member Blumer referenced the site plan and questioned the material and height of the proposed fencing. Senior Planner Allen deferred the question to the developer.

Public hearing opened.

Kim Prijatel, Olson Company, explained that the goal of the project was a neighborhood with single family residences and a lot of private open space as well as common open space. She noted it was an affordable development for moderate income families. Ms. Prijatel explained the community will be LEED certified and the landscape plan has drought tolerant materials. Ms. Prijatel reiterated that the City Council recommended the Spanish Mediterranean design.

Damien Taitano, KTGY Group, explained that the intent of fencing along the perimeter walls, and discussed the combination of stucco and wrought iron. He referenced an aerial photograph and explained the setback of the street. Mr. Taitano noted that the proposed landscaping will help soften the architecture of the homes

Committee Member Daybell referenced the site plan and asked what the wall was in the park area behind the development. Ms. Prijatel responded that it is a six foot block wall, which is adjacent to the school.

Committee Member Blumer questioned if all the windows were recessed and Mr. Taitano responded affirmatively.

Sandy Stiassin, Fullerton Property Owner, had the following comments:

- He believed the project as presented represents a "misappropriation and misallocation of City funds".
- The project is not a "good bang for the buck".
- He believed the project will not result in any moderate or low-income home ownership.
- He believed the project was close to racial profiling in Orange County.
- He believed the RDRC should immediately suspend deliberation of the project until further study is taken.
- He believed the current market trends and economic dislocation in Orange County will not allow the project to go forward.
- He believed that purchase of the condos will be limited to a select audience.
- He noted that 16 units at a similar development on south Highland remain unsold.
- He stated that long time Fullerton families were evicted from their homes and the proposed development will not bring more than one half of these families back to the neighborhood
- He believed the project is an "embarrassment" to the City.

Public hearing closed.

Committee Member Lynch stated the project was well designed and was in support of the land use, but believed that the Mediterranean style of architecture does not fit in with the area.

Committee member Blumer noted that he like the project and the transitions between the public and private space. He believed that the proposed architecture would tie in with the Habitat for Humanity housing that is underway. Committee Member Blumer recommended that the developer not make a "cartoonish" version of the Spanish architecture. He recommended smaller corner cut outs on the front window and 4-inch clay vent elements. Committee Member Blumer questioned the lighting choice along the driveway on the back. He noted he liked the color and landscape palette choices and the second story setback. He questioned if the gates on the public and private space will be locked.

Public hearing re-opened.

Senior Planner Allen explained that to delineate the public and private space a low gate would be installed but remain unlocked. Senior Planner Allen referenced the site plan and clarified the locations of the low gates.

Mr. Taitano referenced the site plan and clarified the location of the lighting.

Public hearing closed.

Committee Member Daybell noted that the Mediterranean design was recommended by the City Council, and he was in support of the request.

Committee Member Lynch believed that the proposed architecture did not fit in with the neighborhood, and stated that he would have liked to have more conceptual design discussions.

MOTION by Committee Member Blumer, SECONDED by Committee Member Daybell to RECOMMEND APPROVAL of the request to the Planning Commission and City Council. Motion carried 2-1, with Committee Member Lynch opposed.

Senior Planner Eastman clarified that the motion was a recommendation to the Planning Commission and City Council, and the 10-day appeal process did not apply.

OTHER MATTERS

None

STAFF/COMMITTEE COMMUNICATION

None

REVIEW OF PLANNING COMMISION/COUNCIL ACTIONS

Senior Planner Eastman gave a brief overview of recent Planning Commission actions.

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ADJOURNMENT

Meeting adjourned at 4:40 p.m.

Respectfully Submitted,

Susana Flores

Secretary