MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

Thursday July 12, 2007 4:00 PM

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

ROLL CALL: COMMITTEE MEMBERS Chairman Duncan, Vice Chairman Hoban,

PRESENT: and Committee Member Daybell

COMMITTEE MEMBERS Committee Member Cha

ABSENT:

STAFF PRESENT: Acting Chief Planner Eastman, Senior

Planner St. Paul, and Clerical Assistant

Flores

MINUTES: The June 28, 2007 minutes were not available.

OLD BUSINESS

None

NEW BUSINESS:

Item No. 1

PRJ07-00268 - ZON07-00057

A request for a Minor Development Project to attach an existing detached garage to an existing single family residence and add an additional 282 sq. ft. to the side and rear of the dwelling. Additionally, the request includes the construction of a new 2-car garage on property located at 300 W. Jacaranda Avenue. (Generally located on the southwest corner of Jacaranda and Highland Avenues). (R-1P Zone) (Categorically Exempt under Section 15303) (JEA).

Acting Chief Planner Eastman gave a brief overview of the project. The project was to convert an existing garage to a bedroom, game room and bathroom. There would also be an expansion of the two existing bedrooms, the kitchen and the construction of a new two car detached garage. An existing detached garage was located at the rear of the house. Building permit records indicate that the garage was constructed in 1955. The project is located in the "Jacaranda/Malvern/Brookdale" historic area which represents Fullerton housing of the 1920's. Acting Chief Planner Eastman explained that there is a code enforcement case pending because the existing garage was converted to an apartment. If the project were approved the code enforcement case would be resolved. This is in a Preservation area so the RDRC was asked to consider the exterior issues. Staff went out

and looked at the building and it appeared that the exterior was asbestos shingles. Acting Chief Planner Eastman explained that asbestos siding was frequently used to cover wood siding of early century homes. The plans indicate that the new addition would have shiplap siding to match the existing house. Staff has indicated that as a condition the applicant should look to see if there is wood siding under the shingles. Acting Chief Planner Eastman stated that the addition should match the siding underneath the asbestos shingles. He believed that in long term preservation and enhancement, if the shingles were removed the building would match as a whole. Acting Chief Planner Eastman explained that there was concern with the Chevron easement that runs through the property. The applicants had to go through a process that Chevron has for approving structures that relate to their easement. The applicant has provided the indemnification letter which will be recorded. In the past the committee has approved additions to accommodate more reasonable living conditions since older rooms are historically small. Staff has reviewed the project and it seems to meet the code requirements. Acting Chief Planner Eastman stated that staff was concerned with the overhang that extends beyond the face of the bay window façade.

Vice Chairman Hoban asked if the game room can become a rentable unit after it goes through plan check. Acting Chief Planner Eastman stated that this was a single family residence with a proposed wet bar, and a condition has been added that clearly documents that a conversion to a second unit is not allowed.

Public hearing opened.

Randy Jochim, property owner, stated that the property was a duplex when purchased. When the code enforcement case was opened they returned the second unit back into a garage. Mr. Jochim stated he was not aware with the issue about slider windows until now.

Ann Jochim, property owner asked if the windows needed to be changed. Acting Chief Planner Eastman explained that historically in preservation areas, slider windows were not used in the 1920's. As conditioned, all windows seen from the public right-of-way should not be sliders. He stated the windows should be double hung, single hung, or casement. The plans that originally came in for plan check had double hung or single hung windows. However, the exiting requirements for a bedroom require a larger opening in the window and can be easily accommodated with a slider window. That is why the architect changed the window plans, based on plan check comments from the Building Division.

Chairman Duncan asked the applicants if they had reviewed the comments and conditions.

Mrs. Jochim stated they were under the impression that the plans were already approved so they were just now looking at the recommended conditions. Mr. and Mrs. Jochim stated that they preferred double hung windows.

Committee Member Daybell asked if Chevron had been contacted and was ok with the building on the property over the pipeline. Mr. Jochim stated that Chevron would like to be on site when the footing and digging begins. He also stated that Chevron did not want the orange tree stump removed because they believed that the roots were around the pipeline, so the tree would have to get grinded.

Acting Chief Planner Eastman explained that the pipelines were installed in the 1920's. The pipeline is not currently active, but Chevron is not willing to release their rights and remove their lines.

Committee Member Daybell believed that building a house two feet over a pipeline was like sitting over a bomb. Mr. Jochim replied that the house was not going over the pipeline. Acting Chief Planner Eastman explained that the 1920's plan (updated in part in 1969) shows that the approximate location of the pipeline is between the house and the garage. Committee Member Daybell stated that the garage was now being attached to the house so it would be going over the pipeline. Acting Chief Planner Eastman stated that the Building Department believed the biggest concern is putting weight on the pipeline and distributing the weight over that, through the slab design. Chevron would be going out to inspect the exact location of the pipe line

Committee Member Daybell was very concerned with building over the pipeline. He also stated that if Chevron elected to replace the pipeline with their easement they would be going through the proposed house and garage. Acting Chief Planner Eastman clarified that the pipeline was privately owned by Chevron and that was a private issue. The City has required an indemnification letter that will be recorded.

Committee Member Daybell asked if the applicant had talked to anyone about the asbestos shingles. He stated that they could not grind or saw the shingles. He stated that all they could do is take them down, bag them, and throw them away.

Acting Chief Planner Eastman stated that as the property owners, Mr. and Mrs. Jochim could remove the shingles. He recommended that they wear gloves and not break the tile, to prevent air borne materials.

Mr. Jochim stated that they would like to expand the two car detached garage for storage of motorcycles. Acting Chief Planner Eastman stated that Staff would have to review the revisions to the plans to see if the useable open space is met. He stated that alternatively they could do a covered porch.

Committee Member Daybell asked if any of the asbestos shingles have been uncovered. Mr. and Mrs. Jochim stated no. Acting Chief Planner Eastman stated that the best way to look on older homes was through the crawl space opening. They could look under the area where the asbestos ends to see if there is wood between that, and the framing of the building. Acting Chief Planner Eastman stated that usually they would be able to tell on the sides.

Katie Dalton, Fullerton Heritage stated that all the windows on the house should be single hung or double hung. She was concerned with the screen wall on the east elevation. She stated that the screen should be taken down to re-expose the original features of the house. She stated that the original clapboard underneath the asbestos siding has been restored in other homes in that area.

Mrs. Jochim stated that the side screen had not been addressed because at the moment they are remodeling the interior of the home.

Public hearing closed.

Committee Member Daybell stated that the house looked nice and the siding was consistent. He recommended that the applicants take the asbestos siding down and expose what is underneath, and make it consistent throughout the house and garage. He did not like the screen on the side of the property. Committee Member Daybell supported the project with staffs recommended conditions.

Mr. Jochim interjected that they would like to remove the screen wall.

Vice Chairman Hoban was ok with the project subject to staff's recommendations. He also did not like the screen on the side of the house.

Chairman Duncan agreed with Vice Chairman Hoban and Committee Member Daybell.

Committee Member Daybell recommended that the applicants stay with the preservation guidelines and go with larger double hung windows. Acting Chief Planner Eastman clarified that the current condition identified that the windows be double hung when seen from the public right-a-way. He stated that if the Committee desired that all the windows on the bedrooms be double hung then that should be clarified. The committee agreed that condition nine be amended to include that all windows be double hung.

MOTION by Committee Member Daybell, SECONDED by Committee Member Hoban to APPROVE the project. Subject to Staffs recommended conditions, with condition #9 modified to not allow slider windows. Motion passed unanimously.

Acting Chief Planner Eastman explained the 10-day appeal process.

Item No. 2

PRJ06-00614 - ZON06-00103

A request for a Minor Development Project to expand an existing restaurant to include an outdoor seating area on private property located at 109 - 111 N Harbor Boulevard. (Generally located on the west side of Harbor Blvd. 100 feet north of Commonwealth Avenue). (C-3 Zone) (Categorically Exempt under Section 15301) (BSP)

Senior Planner St. Paul presented a brief overview of the project. He explained that on April 12, 2007 the RDRC heard a request to expand the Rockin Taco Restaurant into the adjacent building. The Committee approved the interior remodel and expansion into the adjacent space. The design of the outdoor patio was a concern for the Committee and they expressed interest in reviewing the design prior to its final approval. The path and gate were located in the center of the patio and the Committee stated their desire for the trees to remain. Senior Planner St. Paul stated that the applicant was presenting the Committee with photo simulations showing the location of the patio pathway and the design of the wall enclosure. The proposed patio would be enclosed with a six foot high brick/wrought iron fence and an exit-only gate. On June 5, 2007 the City Council approved an urgency moratorium that prohibits the granting of alcohol and entertainment permits. The moratorium prohibits approval of the project, so the RDRC is being asked to provide comments and direction to the applicants at this time.

Chairman Duncan asked if the egress out gate was required by the Fire Department. Senior Planner St. Paul stated yes. Chairman Duncan asked if the egress gate had to be

designed a certain way. Acting Chief Planner Eastman stated that there were no design requirements that tie the aesthetics to the exit requirements. There are width issues and an exit sign would have to be illuminated. The fire department is requiring a clear path of travel to the egress gate. Staff would like to see the path of travel marked through its design, specifically related to parking.

Committee Member Daybell stated that the RDRC had previously recommended the pathway and egress gate be located next to the restaurant building to preserve the trees that are there. He commented that the photos showed the egress gate was still at the center. He believed that the path of travel at the center was making the patio use more ineffective. Acting Chief Planner Eastman stated that Committee Member Larson stated that the path of travel and the gate at the side of the building would separate the new wall from the historic building

Public hearing opened.

Joe Juarez, Applicant stated that the path of travel was clearly identified at the center and allows for dining on both sides.

Nancy Smith, Applicant stated that they understood that a clear path of travel was needed.

Mr. Juarez stated that they were open to using wrought iron, plexiglas, or whatever clear material was recommended for the fence.

Neil Smith, Applicant asked if at a later time dancing was desired on the outdoor patio if the restaurant would be fined if the fire department was called. Acting Chief Planner Eastman stated that the applicant has not expressed desire for dancing on the outdoor patio. If the applicants came forward with a request for a conditional use permit for dancing, that request would be considered and reviewed at that time.

Mr. Juarez asked where the fire risers would go since they would be moving forward with the interior and the fire risers were supposed to be on the outside of the patio wall. Acting Chief Planner Eastman stated that the fire and water departments preferred that the risers be as close to the public right-of-way at possible.

Mr. Smith asked if they could put the fence up and not use the outdoor patio. Acting Chief Planner Eastman stated no.

Ms. Smith stated that their project had been in the works long before the moratorium was adopted and they would request to be grandfathered in, at the July 17, 2007 City Council Meeting.

Vice Chairman Hoban asked if the bricks being used were actual bricks or splits. Mr. Juarez said they would use real bricks. Committee Member Hoban asked if they were using real used bricks or manufactured "used" bricks, because he was recommending that they purchase real used bricks that have been cleaned and chipped. Acting Chief Planner Eastman clarified that Staff would prefer that they not buy used brick in an attempt to mimic the existing historic building. The Secretary of Interior Standards identifies that any addition to a national registered property stand on its own, and not try to be part of a

historic building. Acting Chief Planner Eastman stated that a manufactured brick would be fine, pursuant to the Secretary of Interior Standards.

Vice Chairman Hoban stated that the photo simulations were mimicking the historical building and Staff has recommended that the building not go in that direction.

Mr. Smith stated that Higgins Brick Company has many choices of brick that they can choose from.

Katie Dalton, Fullerton Heritage stated that Acting Chief Planner Eastman was correct, that manufactured used bricks would be acceptable, per the Secretary of Interior Standards, but it might be better to go a different direction. She like the wrought iron on the fence and liked the layout of the patio. Ms. Dalton felt the plexiglas would be out of context with the site and inappropriate.

Vice Chairman Hoban asked the applicants if there was more consideration for landscaping. Mr. Smith stated that they would be adding potted plants. Acting Chief Planner Eastman stated that Staff recommended the pots be tall and spaced away from the wall so that people would not use them to stand on, or use to climb over the wall.

Chairman Duncan asked the applicants if they were open to different designs for the wall. He believed they could use real used brick, but it depended on the detailing of the pilaster, walls, fencing and planters. Mr. Juarez stated that they were trying to stay as conservative as possible to satisfy all parties. He stated that they could bring pictures and samples of the patio furniture and the potted plants.

Chairman Duncan noticed that the canopy at the back gate looked like an entrance. Acting Chief Planner Eastman stated that the egress gate was an emergency exit only and would trigger an alarm if anyone exited. An "Emergency Exit Only" sign would also be placed. Mr. Juarez stated that the entrance would be where it currently is, and wall light sconces would be placed on the pilasters at the egress gate.

Ms. Smith asked what the next step would be if the moratorium was not in place. Acting Chief Planner Eastman stated that they would have to prepare plans for the Committee to review and approve. He explained that they could come back with preliminary drawings for the Committee to review.

Public hearing closed.

MOTION by Committee Member Daybell, SECONDED by Vice Chairman Hoban, to CONTINUE the project to allow for revisions to the design that are more creative. Motion passed unanimously.

After a brief discussion with Staff the applicants decided to continue the project to the July 26, 2007 meeting.

MISCELLANEOUS ITEMS:

None

PUBLIC COMMENT:

None

STAFF/COMMITTEE COMMUNICATION:

The RDRC Committee Members discussed going "dark" for the meeting on August 9, 2007. Acting Chief Planner Eastman informed the RDRC Committee that there should be a new Member appointed by the July 26, 2007 meeting. No decision was made regarding a "dark" day.

MEETINGS:

Acting Chief Planner Eastman stated that the Planning Commission had approved a request for a Conditional Use Permit to construct a detached two-story structure at 1800 Gregory Avenue.

City Council supported the Fullerton Transportation Center's environmental documents and specific plan, and directed Staff to continue to move forward.

On July 17, 2007 the City Council will be reviewing an extension to the moratorium for bars and restaurants in downtown. Ten days prior to the end of the Moratorium a written statement must be filed by staff addressing all the potential steps staff is taking on the issue and what might be removed from the moratorium.

AGENDA FORECAST:

Next meeting will be July 26, 2007.

ADJOURNMENT:

Meeting adjourned at 5:45 P.M.