

MINUTES OF THE REGULAR MEETING OF THE  
REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

THURSDAY

SEPTEMBER 24, 2009

4:00 PM

---

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

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

COMMITTEE MEMBERS Committee Member Blumer  
ABSENT:

STAFF PRESENT: Senior Planner St. Paul, Associate  
Planner Hernandez and Secretary  
Flores

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

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS**

**ITEM NO. 1**

**PRJ09-00168 – ZON09-00036. APPLICANT: FOLSOM ARCHITECTURE; PROPERTY OWNER: ESPINOZA FAMILY TRUST.** A request for a Minor Site Plan to construct a one-car detached garage, and convert an existing storage room in an existing garage into a studio apartment on property located at 328 West Truslow Avenue (Generally located between approximately 263.5 feet and 305.8 feet west of Highland Avenue) (R-3 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (Staff Planner: Christine Hernandez)

Associate Planner Hernandez gave a brief overview of the request, pointing out that the project had been heard by the Staff Review Committee and was, as a condition of approval, required to come before the Redevelopment Design Review Committee.

Public hearing opened.

Mr. Folsom, Project Architect, indicated to the Committee that he was agreeable to staff's recommended conditions.

Mr. Folsom explained that the access to the rear yard common area will be closed off from access through the buildings. He indicated that there has been various incidents in the alley which have made the homeowners want to close off access from the back of the property. Mr. Folsom explained that the existing garage door, which takes access from the alley, will be permanently closed and a new garage door will be located to take access from Truslow Avenue.

Committee Member Daybell asked whether a solid masonry fence will also be constructed along the rear property line. Mr. Folsom responded affirmatively and noted that a solid masonry fence between 5-6 feet in height will be constructed adjacent to the alley.

Chairman Hoban asked if the sliding windows that are shown on the plans are going to match the existing windows on the main structure. Mr. Folsom indicated that the sliders do not have to be put in and that the applicant is willing to put in another type of window if the Committee recommended that they match the existing windows.

Chairman Hoban asked whether staff had any concerns with the window styles and whether the property was in a Preservation Zone. Staff indicated that the site is not in a Preservation Zone and reminded the Committee that the project was before the Redevelopment Design Review Committee because it was a condition of approval from the Staff Review Committee.

The Committee indicated that they would like to see the new windows match the existing building and asked Mr. Folsom whether the property owner would object to this request. Mr. Folsom responded that the applicant would not object to the Committee's request that the new windows match the existing.

Public hearing closed.

The Committee expressed their joint satisfaction with the project, based on the conditions set forth in the staff report and the condition that the new windows match the existing residential structure.

MOTION by Committee Member Lynch, SECONDED by Vice Chairman Cha to RECOMMEND APPROVAL of the project, subject to staff's recommendations, and the revised set of plans. Motion passed unanimously.

## **ITEM NO. 2**

**PRJ08-00123 – ZON08-00040A. APPLICANT: TIM CHUNG; PROPERTY OWNER: KOO Y KIM.** A request to modify a Minor Site Plan to allow a change of exterior paint colors to the building facade at the Sunrise Village Shopping Center on property located at 1801-1895 North Euclid. (located at the southwest corner of the intersection of North Euclid and Rosecrans.) (C-2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Staff Planner: Jay Eastman)

Senior Planner St. Paul provided a summary of the original project and subsequent approval. He referenced the staff report/renderings, and noted the changes to the design which were reviewed and approved in the summer of 2009. Part of the approval included a paint pallet color compatible with the architecture of the center, which is a country-rural design.

A site visit by Senior Planner Eastman revealed that the colors used at the center did not match the colors approved by the RDRC. Staff did not have a recommendation because the RDRC approved the color pallet as part of an architectural design and therefore has brought the modification to the RDRC for discussion.

Chair Hoban also gave a brief review of the project because this specific project came before the RDRC several times before final approval. He stated that most of the discussion of the project dealt with minimizing the architecture due to the applicant's financial situation. The

RDRRC initially discussed the architecture and what was constructed was not approved, in terms of the roof line.

Public hearing opened.

Tim Chung, Applicant, stated that the approved colors were applied to the buildings, but the neighbors complained. Mr. Chung stated that the decision was made to apply colors which more closely matched the balance of the existing center, which was not part of the project.

Vice Chair Cha stated the modified paint colors applied were appropriate for the center, and a discussion followed. The Committee believed that the change in paint colors were moot, however they accepted the modifications to the original color pallet.

Public hearing closed.

The Committee was concerned about projects that change in the field in terms of architecture and style without notification, or coming back to the RDRRC. They believed this issue warranted further discussion and should be agendized for the benefit of future projects and the best interest of the City.

MOTION by Committee Member Cha, SECONDED by Committee Member Daybell to APPROVE the new color scheme. Motion passed 3-1 with Committee Member Daybell voting against the motion.

#### **OTHER MATTERS**

None

#### **STAFF/COMMITTEE COMMUNICATION**

Committee Member Lynch notified the RDRRC that he was now working on a project located at 1330 E Chapman that was previously reviewed and approved by the Committee. He informed the RDRRC that he worked with staff regarding a few minor architectural changes that were compatible with the original approval.

#### **REVIEW OF PLANNING COMMISSION/COUNCIL ACTIONS**

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

#### **ADJOURNMENT**

Meeting adjourned at 4:52 P.M.

Respectfully Submitted,

---

Susana Flores  
Secretary