

MINUTES OF THE REGULAR MEETING OF THE
STAFF SITE PLAN REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 9:00 A.M., NOVEMBER 2, 2006

CALL TO ORDER: Chairman Eastman called the meeting to order at 9:10 a.m.

COMMITTEE MEMBERS PRESENT: Eastman, Lopez, Petropolus, Tabatabaee, Thompson, and Villagracia

COMMITTEE MEMBERS ABSENT: St. Paul

STAFF MEMBERS PRESENT: Allen, Kusch and Leopold

OTHERS PRESENT: Rita Gania and John Gilbert

APPROVAL OF MINUTES:

The October 19 minutes were not available for review and were continued to the following meeting.

INTRODUCTIONS - COMMITTEE AND STAFF MEMBERS:

ACTION ITEMS:

The items were heard out of order.

Item No. 4

PRJ06-00521 – ZON06-00091. APPLICANT: MICHAEL JONES; PROPERTY OWNER: MATTHEW O. JONES.

Acting Senior Planner Allen presented a staff report for a request to construct an approximately 42,000-square-foot, free-standing addition to an existing approximately 100,000-square-foot industrial building on property located at 2325 Moore Avenue (north side of Moore Avenue, approximately 430 feet west of Gilbert Avenue) (M-G zone) (Categorically exempt under Section 15332 of CEQA Guidelines)

Acting Chief Planner Eastman clarified that staff is asking the Committee to continue the item because staff would like to prepare the report for the record, which identifies what the proposal is and scope of the proposal, include any conditions of approval and gives staff the opportunity to review the report. He stated that given the size of this project, other departments have an opportunity to review the project and make sure the construction constraints and issues are communicated.

The applicant's representative, John Gilber, stated that the business at this time has grown and does not have adequate warehousing to supply to the customers, so their proposal is to add this facility to be used as a finished good storage warehouse to help continue the growth of the business. He said they manufacture products such as Paul Newman's brand

dressings, sauces for Carl's Jr. and Lawry's Marinade. They not only manufacture the product, but are also the stocking distributor.

Committee Member Tabatabaee said the applicant mentioned it was storage only, but the front looks similar to an entrance for the storage facility and asked if it would stay. The applicant said it would not be an entrance to the facility. They must have a curved entry to get around the power poles that are in place off of Moore Avenue. If the decision was ever made to split this into two parcels and leave as a stand alone building the front entrance would be in place. The applicant said there will be access doors connected to the new facilities, roll ups in essence. He said that section of the facility will close at 5 p.m. and it will need to be secured.

Committee Member Thompson said the first thing the Fire Department reviews is vehicle access. They must have an access route within 150 ft. of any portion of the building. He explained driveways must be a minimum of 20 ft. wide, radius 28 ft. inside and 48 ft. outside. He said they would need a reliable source of water within 150 ft. of any portion of the building. Committee Member Thompson said if they were going to store by-racks, two sets of plans will need to be submitted. One set will go to the Building Division for structural and racks, the second set will go to the Fire Department for a rack storage permit. The applicant said at this point the facility will not be racked, probably in 18-24 months, they will go through that process. Committee Member Thompson said the Fire Department has requirements for gating and padlocks.

Committee Member Voronel said the Engineering Department will take a closer look at the project. She noted that the applicant will install storm drain systems on site and connect into existing inlet on the street. She noted on the plans that they are crossing the property line into somebody's property to connect to the inlet they will need to obtain permission from the neighbors. The Engineering Department will look into the condition of the sidewalk and street light and underground requirements if there are any overhead lines crossing their side or power poles to be underground along the frontage on Moore. Committee Member Voronel said she had not visited the site and would have to look into it. She said a new driveway shall be constructed per City's standard, condition the street and asked if staff had received any comments from Water Engineering. Acting Senior Planner Allen said yes, Water Engineering said the requirements for the applicant will depend on what their Engineering plans come up with. It was discussed that the intention is to possibly design this for later subdivision, so Water Engineering will serve it as a separate building with bonding fees required. Committee Member Tabatabaee asked if it would be a separate meter? Acting Senior Planner Allen said she was not sure if Water Engineering meant a separate meter or not. Committee Member Tabatabaee said they will have a separate sprinkler building and it will need two connections. Committee Member Thompson explained the existing building has its own risers and old systems and did not know if it had enough to supply another building. He suggested that the applicant meet with Elaine Wise from Water Engineering to discuss.

Committee Member Tabatabaee asked if they will have separate addresses because it is one parcel. Committee Member Voronel said not at this point. The application is not subdivided property. Chairman Eastman said if they have a different meter they may provide a different address. Committee Member Voronel said she that she understood that it will be decided if a separate meter is required Engineering can assign a separate address for this meter.

Acting Senior Planner Allen said in terms of planning conditions, they would recommend that a landscape plan be provided showing the existing conditions and upgrades to meet the current standards, which would also include parking lot landscaping.

Acting Senior Planner Allen said a title report was requested by the applicant and is on its way.

Chairman Eastman said the facility is currently not gated. The applicant said the rear of the facility is gated. The storage tanks and everything have to be secured. He explained the facility has only two gates. Chairman Eastman said it should be considered as part of the submittal because the City has Knox box and circulation requirements. He asked if the applicant has had any desire to move these gates? The applicant said no.

Chairman Eastman said there are two concerns besides the emergency access issues:

1. Inside circulation. The applicant is creating what appears to be another entrance, so for people who are coming to this facility you may have a lot of people who are not familiar with the facility and turning in there thinking it is the main entrance. The applicant said there will be signage.
2. The applicant said the issue at hand is that they have some FDA food plant security requirements that they have to be compliant with. One of the issues is that the facility needs to be locked down from 5 p.m. at night until 5 a.m. They can't have tankers, big rigs coming in and out because there is a security issue. The applicant said what they want to do is have their second shift and third shift employees that work in production and sanitation parking in those front parking areas and entering in employee access gate, so that they don't have to leave the front gate open because it compromises that. He stated there currently is an issue where at times the employees leave the gate open and it is a problem.

Committee Member Tabatabaee asked when the applicant wants to start construction? Mr. Gilbert said as a food plant, their busy season is during the warmer weather and they have a relatively substantial slow time from mid December through early January. They would like to do the demo of the awning/dock and grading starting the week between Christmas and New Year's. He stated it allows them to shut the plant down, so they don't have any concerns about running food products while they have the demolition going on. He said they don't care when the construction phase starts because it doesn't affect them as much. Committee Member Tabatabaee said as soon as they get the conditions they can start submitting grading and demo plans. He said demo can be done at any time. The applicant said they have already submitted with the AQMD. Committee Member Voronel said they can do grading plans with the comments submitted by Engineering and submit to the Engineering Department. It may expedite the process. Chairman Eastman said staff would not issue the building permit (and potentially the grading permit) until this is approved and explained the appeal process.

The applicant's representative said he will bring back the landscaping and paint plan.

MOTION by Committee Member Tabatabaee, SECONDED by Committee Member Lopez and CARRIED unanimously by all voting members present to CONTINUE the project to the following meeting, November 16, 2006.

Item No. 1

PRJ06-00458 – ZON06-00074. APPLICANT: SEQUOIA DEPLOYMENT SERVICES AND OMNIPOINT COMMUNICATIONS; PROPERTY OWNER: CALVARY CHURCH OF FULLERTON.

A request to construct a 55-foot high telecommunications facility, including 12 antennas at 49 feet above ground, with an equipment enclosure, on property located at 1465 West Orangethorpe Avenue (north side of Orangethorpe Avenue between 107 feet and 270 feet east of Eadington Avenue) (R-1-7.2 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (Continued from October 19, 2006)

Chairman Eastman said the applicant provided staff with a request to continue the project to a date uncertain to allow them to work with the church and its neighbors.

MOTION by Committee Member Tabatabaee, SECONDED by Committee Member Lopez and CARRIED unanimously by all voting members present to CONTINUE the project to the following meeting, November 16, 2006.

Item No. 2

PRJ06-00502 – ZON06-00087. APPLICANT AND PROPERTY OWNER: IRENE TORRES.

Acting Senior Planner Allen presented a staff report for a request for a 20% reduction in the rear yard setback from 15'-0" to 12'-0" to accommodate a first-floor addition and garage expansion for property located at 212 Ventura Place (east side of Ventura Place, approximately 140 feet south of the centerline of Walnut Avenue) (R-1-6 zone) (Categorically exempt under Section 15301 of CEQA Guidelines) (BSP)

The applicant was not in attendance.

Acting Senior Planner Allen stated the house is located on an irregularly shaped lot that is on a cul-desac and the applicant cannot expand very far to the side. The expansion is toward the back. Staff has not received any comments from the neighbors.

Chairman Eastman said he did not see a lot of justification for this request. The applicant's new family room and dining room are as big as their existing house. He stated his position on this asking if this is a normal size and well designed house in comparison to if they weren't given the reduction. Is it a poorly designed house or does it add significant cost to the construction? In either case he does not feel it applies here. If you remove 3 ft., it is still a substantial addition that does not change anything in terms of the proposed construction of the house? He stated he is not excited about moving forward with this project particularly without the applicant here to make an argument as to why it is they are deprived of something based on their site constraints. Chairman Eastman said he does not see anything on the site layout that warrants a reduction of the rear yard and without them providing for that justification. Committee Member Tabatabaee said the fact that they are not here to present their case, the project should be continued. He said in the past, staff has approved a similar project adding a four-car garage to an existing two-car garage to get a six-car garage, which they need to have and get variances. He stated the Committee needs to hear from the applicant to find out what their needs are and the justification of this addition.

Chairman Eastman asked if this is substandard as it relates to garage? Acting Senior Planner Allen said yes, but based on the age of the building it only requires a one-car garage. Chairman Eastman said it is still substandard in terms of code, so they're doubling the size of the house but still maintaining a one-car garage. Acting Senior Planner Allen said most likely they will need to take out the carport, which doesn't appear to have a permit. By removing the carport, it does free up space to do something more creative and utilize that space for part of their addition. Chairman Eastman said he would be less apprehensive if they would actually bring it into compliance in other ways such as providing a two-car garage because it gets parking off the street and creates for a better environment in the neighborhood.

Committee Member Tabatabaee asked about the lot coverage. Acting Senior Planner Allen said the applicant will have to remove the driveway and most of the paving on the side. Chairman Eastman said the applicant proposes a substandard by addition, expanding the house into the setbacks, and they are not adding garage space yet removing carport and parking; to meet the requirements, logically, on-site parking becomes worse.

Chairman Eastman noted that the floor plans include a dead space (i.e. poorly designed, located). He stated he does not see the justification for this request.

MOTION by Committee Member Lopez, SECONDED by Committee Member Tabatabaee and CARRIED unanimously by all voting members present to CONTINUE the project to the following meeting, November 16, 2006.

Item No. 3

PRJ06-00480 – ZON06-00080. APPLICANT: SHARON DOUGLAS; PROPERTY OWNER: SMITH FAMILY TRUST.

A request for approval of a minor site plan to construct a 2,684-square-foot drive-through restaurant on property located at 751 North Placentia Avenue (west side of Placentia Avenue, between approximately 400 and 500 feet south of Nutwood Avenue) (C-2 zone) (Categorically exempt under Section 15332 of CEQA Guidelines) (BSP)

Chairman Eastman said staff met with the applicant yesterday and staff had revisions to the site plan as it relates to the drive thru. Staff asked for architectural revisions. The applicant will revise the project and bring it back to the Committee.

Chairman Eastman asked to CONTINUE this item to the following meeting, November 16, 2006. There was no one in objection.

Chairman Eastman added that staff is working on getting the applicant to revise the architecture with the premise that it may go on to the Redevelopment Design Review Committee (RDRC) as a recommendation by this body, but there is no requirement that it go to RDRC. Chairman Eastman said the project could be approved at this level if they get to a design staff and the applicant are both comfortable with, including circulation and drive thru (traffic engineer) concerns, as well as architecture as it relates to planning.

Item No. 5

PRJ06-00511 – ZON06-00089. APPLICANT: PREMIER BUSINESS PROPERTIES;
PROPERTY OWNER: CITY OF FULLERTON.

Acting Senior Planner Allen presented a request for minor site plan review to construct seven executive airplane hangars and office on property located at 4050 West Artesia Avenue (north side of Fullerton Municipal Airport, approximately 1,480 feet east of the intersection of Artesia Avenue and Dale Street) (P-L zone) (Categorically exempt under Section 15302)

Acting Senior Planner Allen said the Director of Community Development will be making the final decision, but staff wanted the plans to be reviewed by other departments but noted they will go through plan check.

Chairman Eastman clarified that the final decision will be made by the Director of Community Development and Director of Engineering. He said staff would like to make sure there are no major issues. There is a radio antenna site with conduits run to the control tower underneath this building, so there are some issues that need to be resolved on a technical basis of relocating them. Chairman Eastman said it is a major issue because it has to go through FAA.

Chairman Eastman said it was his recollection that the lease agreement had gone to the City Council and been approved. They were presented with a general site plan of size of hangars and location and approved the lease, but the design has to be worked out. Committee Member Tabatabaee said this issue may modify the lease. Committee Member Voronel said yes it can be modified or line has to be relocated.

Chairman Eastman said he had a meeting before they submitted the application with Rod Propst, Airport Manager. He said that part of the discussion was about the Engineer who thought that it was already approved because the lease had been approved. Staff provided clarification that it had not been approved.

Committee Member Voronel stated the applicant needs to clearly identify the utilities underground, running through the leased land. It may be City-owned as water and sewer and some electrical facilities, but they need to do their research and clearly identify all the facilities. They also need to work with public utility companies such as AT&T and gas to see what is there.

Acting Senior Planner Allen said they noted a new 5 ft. sidewalk. She asked if that is the right dimension. Committee Member Voronel said it is very minimal. Chairman Eastman said there is a proposed fire hydrant in the middle of the sidewalk. Committee Member Voronel said if parkway width allows for a wider sidewalk, she would require a wider sidewalk at least 6 ft. with landscape area or full width sidewalk. She stated she would prefer a full width sidewalk with trees. Acting Senior Planner Allen said they are showing two proposed hydrants off-site. Committee Member Thompson said they will need fire hydrants on-site. Committee Member Voronel said Engineering will look into it because Artesia Blvd. may have a tree pattern with sidewalk and landscaping and they can perhaps follow this pattern.

Committee Member Voronel said she thinks they need to do a full width sidewalk with trees in grades or with mulch, as long as there is 4 ft. of solid wall there. Chairman Eastman

commented that it is not a well maintained area on the street, so the mulch will be gone and it will be weeds.

Chairman Eastman said there is a 31 ft. wide drive lane access with a reconfigured access gate, a sliding gate, so if it slides to half that width the entrance drive will only be 15 ft. and will not work with the fire access. He said a sliding gate at that location probably is not going work the way they have it configured with parking. Chairman Eastman suggested running the gate in an alternative location, or modifying the types of gate.

Committee Member Voronel said the radius measurements of the driveways should be shown. Committee Member Thompson said the applicant needs a good site plan. There was a brief discussion about striping a fire access way.

Chairman Eastman stated one concern he has in terms of the striping is that the FAA has certain requirements for striping for planes. He said it probably would not be a problem putting in a fire lane, but it would have to be coordinated that with the taxi way requirements.

ADJOURNED AT 10:14 AM AS STAFF SITE PLAN REVIEW COMMITTEE:

BY: _____
Ruth Leopold, Clerical Support