

MINUTES OF THE REGULAR MEETING OF THE
STAFF SITE PLAN REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 9:00 A.M., DECEMBER 7, 2006

CALL TO ORDER: Chairman Eastman called the meeting to order at 9:11 a.m.

COMMITTEE MEMBERS PRESENT: Eastman, Lopez, St. Paul, Tabatabaee, Villagracia and Thompson

COMMITTEE MEMBERS ABSENT: Nguyen, Petropulos, and Voronel

STAFF MEMBERS PRESENT: Kusch and Leopold

OTHERS PRESENT: Steve Schneider

APPROVAL OF MINUTES:

MOTION by Committee Member St. Paul, SECONDED by Committee Member Tabatabaee and CARRIED unanimously by all voting members present to APPROVE the November 2, 2006 minutes with corrections as AMENDED.

INTRODUCTIONS - COMMITTEE AND STAFF MEMBERS:

ACTION ITEMS:

Item No. 1

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

Committee Member St. Paul presented a staff report for 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)

Committee Member St. Paul said this project meets the City's standards, however the drive through lane has only an 8 ft front setback and the code requires 10 ft. The applicant has noted that he will revise it as discussed.

Committee Member Thompson entered the room at 9:14 a.m.

Committee Member St. Paul said a landscape plan will be provided.

Committee Member St. Paul said there are some Water Engineering issues and the applicant has received the comments. A new comment was received in the last week where a few bonds and fees have been outstanding for years by the owner. Committee

Member St. Paul stated that the applicant is aware of those bond fees and if the bonds are not settled and the fees not paid then the applicant will bare the cost or work with the owner on that. Staff is in support of the project.

Chairman Eastman clarified that this is a minor site plan item and does not require Redevelopment Design Review Committee (RDRC) review, so the determination made by the SRC will be a final determination unless a recommendation is made to move it on to the RDRC.

Committee Member St. Paul said Traffic Engineering has reviewed this project twice and the applicant has the initial comments from them and they have been discussed with the applicant and planning.

Committee Member Tabatabaee had concerns with parking issues because of the drive through. Chairman Eastman said the required parking has been provided. Committee Member Tabatabaee said he had concerns that the adjacent neighbors will complain about overflow parking on their lot. Committee Member St. Paul said he was not aware of any complaints, clarifying that this site had a previous restaurant on it, which only recently burned down.

Staff discussed adding trash receptacles. Chairman Eastman discussed adding a trash receptacle at the drive through exit.

Public hearing opened.

Steve Schneider, applicant, said it is more likely the City will receive a complaint from Jack in-the-Box than from the people of the adjacent use dropping their trash along his property line. He said there is usually a lot of junk along the fence and his neighbor is not doing a good job keeping their own site clean.

Chairman Eastman asked for the list of standard conditions. Committee Member St. Paul said there are some planning comments and conditions including:

- The drive through must meet the 10 ft. setback in the front yard.
- The reciprocal parking agreement is required and has already been provided.
- Landscape plan is going to be required and staff will be looking for some articulation in that landscaping, including berms.
- The plans must indicate that all mechanical equipment, roof mounted or ground mounted, be screened from view.
- All signs must be on a separate permit, and will be subject to approval by the Director of Community Development.

Chairman Eastman said there are other standard conditions of approval that need to be adopted, including indemnification of the City, 6" curb at all landscaping, complying with all NPDES requirements, and two-year period for implementation. Mr. Schneider said within

two years they plan to have been open for 18 months. He said they have the construction drawings underway for this project and are trying to open the restaurant as soon as possible.

Committee Member Tabatabaee asked if everything will be demolished and start fresh? Mr. Schneider said yes.

Committee Member St. Paul stated the standard comments including a water source within 150 ft., fire access, sprinklers and complete statement of intended use.

Committee Member Thompson said the building is not required to be sprinklered, but the rest of Committee Member St. Paul's comments are accurate. He explained where the hose line should be. Mr. Schneider said there is a fire hydrant on the north side. Committee Member Thompson said that it is showed on the plans.

Chairman Eastman clarified that signage is not part of the entitlement and the applicant can pull the permits over the counter, but they have not been reviewed to make sure they meet code. He said directional signage for drive through should be no higher than 3 ft.

Acting Associate Planner Kusch asked if Jack-in-the-Box is open 24 hours and when they typically have deliveries. Mr. Schneider said hours vary from location to location, with drive-through usually open 24 hours, and deliveries are in the early mornings.

Chairman Eastman said all lighting needs to be screened and shielded from direct glare.

Committee Member Villagrancia said Engineering's comments including repair and replace sidewalk damage on the frontage and upgraded tree wells from 4' x 4'; to 4' x 6'. Chairman Eastman said any street trees that are dying or dead would have to be replaced per the street tree landscape plan, as a standard requirement.

Chairman Eastman asked if Water Engineering conditions have been provided to the applicant? Committee Member St. Paul said yes, they have been provided. Chairman Eastman said any conditions established through the plan check process by Engineering, Planning, and Building are included as conditions herein.

MOTION by Committee Member Tabatabaee, SECONDED by Committee Member Lopez and CARRIED unanimously by all voting members present to APPROVE the project with conditions stated.

Chairman Eastman explained the 10-day appeal period.

OTHER MATTERS

Chairman Eastman announced the new Council and mayor appointments.

Staff discussed the dog grooming business item discussed at the Council meeting.

Committee Member Thompson had some corrections to the minutes on page 2, second paragraph should read 150 ft. instead of 100 ft.

PUBLIC COMMENTS

None

ADJOURNED AT 9:39 AM AS STAFF SITE PLAN REVIEW COMMITTEE:

BY: _____
Ruth Leopold, Clerical Support