



CITY OF FULLERTON

Community Development Department
303 West Commonwealth Avenue
Fullerton, California 92832-1775

To Whom It May Concern:

It is my pleasure to provide the following recommendation letter for Red Oak Investments. Red Oak recently completed the entitlement process for a new mixed-use residential and commercial development near downtown Fullerton. The project includes 290 residential units wrapping an above-ground parking structure with ground floor commercial split between two parcels bisected by Williamson Avenue.

The project site, located on a former auto dealership and adjacent to railroad tracks, automotive uses and a residential development presented a number of design challenges that many developers would not have been able to overcome. Further complicating the project was that the City was in the middle of a larger planning effort to adopt an overlay zone which would impact the development standards for Red Oak's project. Red Oak remained patient while the City pursued adoption of the overlay zone, and when it was ultimately not adopted, Red Oak was able to quickly reposition its applications and plans to continue to move the project forward and not once did they publicly complain, or attempt to place blame on the City for project delays.

In addition to these technical complications, Red Oak demonstrated their commitment to community outreach, feedback and education, even with community members who were unambiguously opposed to the project. Beyond City required community outreach meetings, Red Oak staff often went door-to-door to meet with residents, business owners and interested parties to walk them through the proposed project, answer questions and address concerns.

From an architecture and design perspective, Red Oak consistently showed a willingness to address City comments and in nearly all areas, went above and beyond the minimum City development standards. The resulting project represents a design that differs from standard multi-family in both its responsive to adjacent land uses and design of common open space. Both of which will held up as examples of the level of architectural design expected for future multi-family developments in Fullerton.

Working with Alex Wong, Joe Flanagan and Paul Anderson from TCA Architects made one of the most technically challenging projects of my planning career truly an enjoyable experience, and most importantly, resulted in a project that City of Fullerton and Red Oak Investments will be proud to see completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Foulkes".

Matt Foulkes
Planning Manager
City of Fullerton