CITY OF ORANGE DESIGN REVIEW COMMITTEE MINUTES – FINAL

August 3, 2011

Committee Members Present: Bill Cathcart

Tim McCormack Craig Wheeler

Committee Members Absent: Joe Woollett

Staff in Attendance: Alice Angus, Community Development Director

Robert Garcia, Associate Planner Doris Nguyen, Associate Planner

Dan Ryan, Historic Preservation Planner Sandi Dimick, Recording Secretary

Administrative Session – 5:00 P.M.

Chair Cathcart opened the Administrative Session at 5:10 p.m.

Community Development Director, Alice Angus, stated there were no changes to the Agenda and no Policy or Procedural information to impart.

The Committee Members reviewed the meeting minutes from the Design Review Committee (DRC) meeting of June 15, 2011. Corrections and changes were noted. The minutes from the DRC meeting of July 20, 2011 would be held over to the next meeting due to lack of quorum.

Chair Cathcart asked if there was anything further to discuss? There was nothing further.

Committee Member Wheeler made a motion to adjourn the Administrative Session of the DRC meeting.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

MOTION CARRIED.

Administrative Session adjourned at 5:20 p.m.

Regular Session - 5:30 P.M.

ROLL CALL:

Joe Woollett absent and there was one open seat on the DRC.

PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee on matters not listed on the Agenda.

All matters that are announced as Consent Items are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff, or the public request specific items to be removed from the Consent Items for separate action.

CONSENT ITEMS:

- (1) APPROVAL OF MINUTES:
 - (a) June 15, 2011

Committee Member Wheeler made a motion to approve the minutes from the regular scheduled DRC meeting of June 15, 2011, with changes and corrections as noted during the Administrative Session.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

MOTION CARRIED.

(b) July 20, 2011

The meeting minutes from the July 20, 2011 DRC meeting were held over, due to lack of quorum to approve.

AGENDA ITEMS:

Continued Items:

(2) DRC No. 4539-11 – STADIUM NISSAN

- A proposal to review the proposed landscape.
- 1140 W. Katella Avenue
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- Landscape continued from the DRC meeting of June 1, 2011
- DRC Action: Final Determination

Associate Planner, Robert Garcia, stated his applicant was not present. The applicant arrived shortly thereafter.

Mr. Garcia presented a project overview consistent with the Staff Report.

Applicant, Aaron Albertson, address on file, stated he was available for questions.

Public Comment

None.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler stated it appeared the landscape issues had been resolved and he was curious about the King Palm trees having a 6' brown trunk height and he wanted to get the opinion of the Landscape Architects on the DRC.

Committee Member McCormack asked why all the trees along Katella were being removed?

Mr. Garcia stated that was a removal being completed by the City of Orange's Public Works Department in conjunction with street improvements. Many of the existing Ficus trees had broken up the concrete. The tree removal and replacement was independent of the application before them.

Chair Cathcart asked what was the City replacing the trees with?

Mr. Garcia stated there were tree wells out at the site and initially the applicant had agreed to place Mexican Fan Palm trees out there.

Mr. Albertson stated they had agreed to place King Palm trees in the exact same locations of the existing trees that had been removed, but the plan had altered from that original course. The plan had been altered to take the trees from the public right-of-way and place the trees on their site, between the car displays to give the cars more visibility.

Committee Member Wheeler asked, in doing that, would the trees align with the other trees that were along the street?

Mr. Garcia stated yes.

Mr. Albertson stated the Ford dealer and the storage business next to them had the Mexican Fan Palm trees and he would be willing to change the plans to that tree.

Committee Member McCormack discussed the tree count and questioned whether the City trees were included in the total.

Mr. Albertson reviewed the plans with Committee Member McCormack and they counted the trees on the plans. They had shown three (3) street trees that were being replaced as those would be added onto their site.

Committee Member McCormack stated as he understood it, the trees were being removed because they were creating a new dealership. He had marked up the plans and he was confused as there were Queen Palm trees and the applicant had been commenting on King Palm trees.

Mr. Albertson stated they could use Queen Palm trees.

Committee Member McCormack asked what was the City installing?

Mr. Garcia stated they would be King Palm trees.

Mr. Albertson stated when the City was going to install them in the public right-of-way they were going to be King Palm trees, but in moving them onto the site they would be Queen Palm trees.

Committee Member McCormack stated he could not understand why they were throwing in Melaleuca hegophila when there were already Carrotwood and Palm trees on site. He had not seen any reason to add a third tree and suggested they remain with the Carrotwoods on the east property line.

Mr. Albertson stated they were open to suggestions and could add that change.

Committee Member McCormack stated they had two plantings on an island, the Juncus patens was in a moist boggy area, where Baccharis (Coyote bush) had a complete opposite water need. Either the area needed to be redesigned to be a dry bed or a wet area. If they watered for the Juncus, the Baccharis would die.

Mr. Albertson stated the area was 2-3'deep and it would accept rain water; during the rainy season there would be standing water.

Committee Member McCormack stated the Baccharis would not survive in that situation.

Mr. Albertson made a note to remove the Baccharis and keep the Juncus and to use only water-tolerant plants in that area.

Committee Member McCormack stated he thought there was an AB1881 compliance requirement; he asked if that was due to the square footage? It was a pretty stringent irrigation standards list.

Chair Cathcart stated if the area was under a certain square footage it was not required.

Committee Member McCormack stated on the Festuca it was noted as shown, but it was shown at 24" on center and he would suggest 8-12" on center. They would need to choose a grass that would cover at 24" or get the plantings closer.

Mr. Albertson stated he would change the spacing to 12" on center.

Committee Member McCormack stated normally on Palm tree plantings there was a perforated pipe that would allow the water to drain; if the water was not drained the tree would die. On the size of the Tipu tree it would be no taller than the clock on the wall and would not look good, normally in that space they would need a taller tree, a 24" box would be very squatty. The foliage needed to be overhead. The drawings needed to be cleaned up to separate the City trees and the applicant's trees. Planting note No. 7 should address that issue.

Mr. Albertson asked if they had a recommendation on either the Mexican Fan Palm or the King Palm tree?

Committee Member McCormack stated he believed King Palm trees would create consistency.

Mr. Garcia stated he would review what was out there and suggest that the applicant match the tree type for consistency.

Committee Member McCormack made a motion to approve DRC No. 4539-11, Stadium Nissan, subject to the conditions and findings contained in the Staff Report and with the additional conditions:

- 1. The Melaleuca tree shall be changed to a Carrotwood tree.
- 2. The City Palm trees to be King Palm trees.
- 3. For the large area that would be accepting storm water management to use Juncus instead of Baccharis.
- 4. The Festuca shall be planted at 12" on center.
- 5. Add the perforated pipe on Palm tree planting detail No. 4.
- 6. Increase the size of the Tipu tree in the showroom paving area.

SECOND: Craig Wheeler

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

(3) DRC No. 4548-11 – SELMAN CHEVROLET

- A proposal to review the proposed replacement of six existing trees.
- 1800 E. Chapman Avenue
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- Landscape continued from the DRC meeting of July 6, 2011
- DRC Action: Final Determination

Associate Planner, Robert Garcia, presented a project overview consistent with the Staff Report.

Applicant, Jack Selman, address on file, stated the Palm trees would be a minimum of 12'. There were four Palm trees that had been torn out; they were supposed to have been saved but when the existing wall was removed to be replaced with a new wall with new footings the trees could not be saved. The City would be replacing the four trees. They would be looking at the trees before they were installed to ensure they were as big and as nice as what had been there. He pointed to the plans where the trees would be replaced. Palm trees were great for the cars or for any retail as they could be seen through and they gave shade, but would not obstruct the vision of the cars. The theme would be Palm trees. He was stating 12', but in reality they were 18'. There had been some old trees that had been boxed up and they should have been in the ground by now and those would all need to be replaced with new trees.

Public Comment

None.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler stated he had not noticed the height of the trees anywhere on the drawings.

Mr. Selman stated they would match existing and it might be on the other set of plans.

Committee Member McCormack stated on line No. 17, he suggested adding to match in size and type. On keynote No. 11 to reference some detail, and it might be the same as keynote No. 6; which was new 6" curb with concrete filled island. They should look the same.

Committee Member McCormack made a motion to approve DRC No.4548-11, Selman Chevrolet, subject to the conditions and findings contained in the Staff Report and with the additional conditions:

- 1. On keynote No. 11 to add a reference to keynote No. 6, to add the same detail.
- 2. Keynote No. 17 shall read new Queen Palm trees to match existing Queen Palm trees in size and type with a minimum 12' brown trunk height.

SECOND: Craig Wheeler

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

(4) DRC No. 4549-11 – TOYOTA OF ORANGE

- A proposal to remodel the exterior walls and windows of the existing car dealership.
- 1400 N. Tustin Street
- Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- Continued from the DRC meeting of July 6, 2011
- DRC Action: Final Determination

Associate Planner, Doris Nguyen, presented a project overview consistent with the Staff Report.

Applicant, Franz Nalezny, address on file, stated he was available for questions.

Public Comment

None.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler thanked the applicant for adding the additional information as it made the plans more understandable. It appeared on some of the overhang areas that those had not matched the elevations.

Mr. Nalezny stated actually they had, and he explained that the step-out was over a column he pointed to on the plans and he referred to the roof plans. He reviewed the plans with Committee Member Wheeler. Mr. Nalezny stated that it was the elevations that needed to be corrected.

Committee Member Wheeler stated the portal material needed to be called out.

Mr. Nalezny provided a sample of the portal material. The infill was some sort of expanded fiberglass or a filament material.

The Committee Members reviewed the sample and discussed the material between the panes of glass.

Committee Member Wheeler asked what was the material of the cap on the portal frame?

Mr. Nalezny stated it was a metal cap that was white and matched the exterior building color. It had an approximate 3" return on the bottom of it, a sheet metal cap with a baked-on enamel finished coating.

Committee Member McCormack stated they had done exactly what he had suggested.

Committee Member Wheeler made a motion to approve DRC No. 4549-11, Toyota of Orange, subject to the conditions and findings contained in the Staff Report.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

New Agenda Items:

(5) DRC No. 4528-11 – LOTUS WELLNESS CENTER

- A proposal for an expansion to an existing structure and expansion of parking lot, with a proposed lot line adjustment.
- 900 E. Lincoln Avenue
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- DRC Action: Final Determination

Associate Planner, Robert Garcia, presented a project overview consistent with the Staff Report.

Chair Cathcart stated in the Staff analysis it was noted that the tree count was met.

Mr. Garcia stated he believed they were required to have 30 trees on site and that was based on the overall lot size, perimeter of the building, and the parking.

Applicant, Martin Harvey, address on file, stated he believed the required tree count was 20.

Mr. Garcia stated he would verify the tree count. It was 20.

Public Comment

None.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler stated on the east elevation he wondered if the applicant had considered extending the gable form out, instead of adding the new shed form?

Mr. Harvey stated it seemed a difficult way to get water off of the roof if he placed a gable there.

Committee Member Wheeler stated there would need to be some sort of a shed cricket on an area he pointed to on the plans, but he thought it would be a much better composition to use a gable form.

Mr. Harvey stated the building was a mix of different forms.

Committee Member Wheeler again suggested the gable would provide a better composition.

Mr. Harvey agreed and would make the change.

Committee Member McCormack stated he was confused with the plans and he asked for some clarification on the door.

Mr. Harvey stated the door was moved and it made for a smoother access to the handicapped parking. He reviewed the plans with Committee Member McCormack.

Committee Member McCormack asked if there was an access from the sidewalk?

Mr. Harvey stated no.

Chair Cathcart stated there was not a lot of foot traffic in that area.

Committee Member McCormack stated the door led directly to a planting area.

Mr. Harvey stated "no, it didn't." He commented that Committee Member McCormack was reading the plans incorrectly. The door in the front would be moved; it was on the other side and there was access to that door from the parking lot.

Committee Member McCormack asked if a form on the plans was a wheel stop?

Mr. Harvey stated "no, it was a bike rack."

Committee Member McCormack stated, regarding the shrubs, the Dianthus barbatus was considered an annual and it would not last all year. That area would require re-planting each year.

Mr. Harvey stated they could change that and he would speak to their Landscape Architect.

Committee Member Wheeler made a motion to approve DRC No. 4528-11, Lotus Wellness Center, subject to the conditions and findings contained in the Staff Report and with the additional conditions:

- 1. The roof form on the east side of the new addition shall be changed to a gable to tie into the existing gable form. The spaces between the two gables will be a combination shed cricket to drain the water.
- 2. Change the Dianthus barbatus, which was an annual, to a perennial shrub.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

(6) DRC No. 4553-11 – BUFFALO WILD WINGS

- A proposal for an exterior façade remodel, including an expansion of a new patio area for dining.
- 20 City Boulevard West
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Associate Planner, Robert Garcia, presented a project overview consistent with the Staff Report.

Applicant, Doug Jaquay, address on file, stated he was available for questions.

Public Comment

None.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler stated what he assumed with the new form was that they would be placing new fabric on the existing frame.

Mr. Jaquay stated that was correct.

Committee Member Wheeler stated they had a feeling on the Design Review Committee that just about "anything goes" inside The Block and the only things that they had complained about was when the building forms were proposed to change to a style similar to a Rancho Santa Margarita shopping center and moved away from the more edgy feeling. What was proposed by the applicant would be listed as edgy. He thought it worked out very well. He pointed out what he believed was a drafting issue; there was a triple line on the plans and what was attempting to be shown was the existing reveal.

Mr. Jaquay stated it was plastic molding; instead of neon there was LED in it.

Committee Member Wheeler stated that was a reveal, but the way it was drawn it appeared to be some type of cornice that was being added. If it was a new item it was not called out. Item No. 6 was the LED lighting, but above that there was a triple line and what existed was a reveal.

Mr. Jaquay stated that was the area where the lighting band was and there was not a trim band being added.

Committee Member Wheeler stated the existing blade sign was being moved.

Mr. Jaquay asked if the Committee Members were familiar with the building?

Committee Member McCormack asked what tenant had originally been there?

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The Committee Members discussed the various tenants who had occupied businesses at the site over the years.

Committee Member Wheeler asked if the walkway had been coordinated with the Fire Department?

Mr. Jaquay stated they had been through Fire and Police Department reviews. The width of the walkway had been revised on the plans; the drawings had been incorrect.

Committee Member McCormack asked what the yellow and black materials would be?

Mr. Jaquay stated it was metal.

Committee Member Wheeler made a motion to recommend approval to the Planning Commission of DRC No. 4553-11, Buffalo Wild Wings, subject to the conditions and findings contained in the Staff Report and with the additional condition:

1. Clarify elevation drawing to note that the line above the lighting strip was the existing reveal.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

(7) DRC No. 4555-11 – LUKE RESIDENCE

- A proposal for a new 640 sq. ft. detached accessory second unit on the corner of La Veta Avenue and Center Street.
- 481 S. Center Street, Old Towne Historic District
- Staff Contact: Daniel Ryan, 714-744-7224, dryan@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Historic Preservation Planner, Dan Ryan, presented a project overview consistent with the Staff Report.

Applicant, Nicholas Reich, address on file, stated he was available for questions.

Public Comment

Steve Bennett, address on file, representing the OTPA, stated he was also a resident of Orange. The OTPA had reviewed the plans and they had approved of the concept. The windows and raised foundation all seemed to fit in with the area and the design had not appeared to be "old old", just a replica, which was good. They had two observations: (1) it was an unusual location for an accessory building being out front on the corner; and (2) the corbels appeared to be undersized. Overall they were pleased with the proposal and happy that it was being done.

Chair Cathcart opened the item to the Committee for discussion.

Mr. Ryan stated there was also a landscape plan.

Committee Member Wheeler stated he had not seen any indication of a corner cut off on the drawings.

Mr. Reich stated he had been made aware of that after the plans had been submitted and Mr. Ryan had told him that he could submit that to the Planning Commission.

Committee Member Wheeler stated he was a bit unclear on how that corner cut off was calculated. Was it measured from the curb or from the property line?

Mr. Ryan stated the radius was determined and there was a Public Works Standard. They had not needed the visible corner cut off; they were speaking of the radius corner cut off from the traffic division.

Committee Member Wheeler asked what the setback was for the back stoop? It had not appeared to be a problem, but someone may want to check it.

Community Development Director, Alice Angus, stated they could have someone from the Building Division check it; she had not thought it was an issue.

Committee Member Wheeler stated there should be a dimension on the stoop as it had not been called out anywhere on the drawings.

Mr. Reich stated it should be 3' 6" inside of the handrail. He would add that.

Committee Member Wheeler stated he agreed with the public comment regarding the corbel detail; it was called out with a 2x bracket (diagonal member), and that to him was a bit thin and suggested using a 3x member. The existing house had a little dropped block near the end of the out-looker, and he suggested adding that or not and it was something to think about. He wanted it clarified that on the construction of the exposed barge to be constructed in the traditional manner and that flat 2 x 4 out-lookers would not be used. The barge board would become a structural element. The exterior siding was shown as mitered, which was great, and that should be noted.

Mr. Reich stated he was also the contractor and the siding would be mitered. He would note that for the Building Division.

Committee Member McCormack stated one of the things he noticed was that there was turf everywhere. One thing that stood out was in placing turf between two structures and with the amount of sun that would get in there, the turf would have a hard time surviving in that area. When turf was placed right up against a house or right up against a fence they would not be able to get the lawnmower right up against it and it would require trimming. It would be a better design to place a hedge on that edge and it could be mowed with no edging required. Also, with turf right up against the house there would be water intrusion to the house and that was not good.

Mr. Reich stated the turf was all existing. He would complete his trenching and footing and leave what existed in place. He could take that out, between the edge of the two houses and replace it with a hedge.

Chair Cathcart stated he agreed with the landscape recommendations.

Committee Member Wheeler made a motion to recommend approval to the Planning Commission of DRC No. 4555-11, Luke Residence, subject to the conditions and findings contained in the Staff Report and with the additional conditions:

- 1. The dimensions of the rear landing be called out on the plans.
- 2. The diagonal brace of the out-looker be changed to a 3x from a 2x.
- 3. The construction of the roof overhang at the barge end be constructed in the traditional manner without the use of flat out-lookers.
- 4. The exterior corners of the siding shall be mitered.

And with the following suggestion:

1. To not overuse the turf and keep the turf away from the structures and fence areas.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

(8) DRC No. 4573-11 – AVILA'S MEXICAN RESTAURANT

- A proposal for two new wall signs.
- 182 S. Orange Street (formally PJ's Abbey), Old Towne Historic District
- Staff Contact: Daniel Ryan, 714-744-7224, dryan@cityoforange.org
- DRC Action: Final Determination

Historic Preservation Planner, Dan Ryan, presented a project overview consistent with the Staff Report.

Applicant, Phil Tessier, address on file, stated he was available for questions.

Public Comment

Steve Bennett, address on file, representing the OTPA, stated the proposal had been reviewed and they were pleased with the wood sign that was being installed and the design looked good; and glad that Avila's was in Orange.

Chair Cathcart opened the item to the Committee for discussion.

Committee Member Wheeler stated the east elevation appeared to have the sign floating nicely in the space proposed for the sign installation. He had been out to the site and had measured the area which was 80". With the sign being 78" it would be much tighter than how it was displayed in the drawings. He was concerned that it would appear squeezed into that area.

Mr. Tessier stated there would be color around it and they had initially thought about placement on the flashing area, however, that was 5-6" away from the wall and they felt a flush mounting would be better. The sign was the same size as the other sign on the other side of the building, which had more area space around it. He thought the sign placement as proposed would be fine.

Committee Member Wheeler asked the other Committee Members what they thought of the sign placement?

Committee Member McCormack stated it looked fine as proposed.

Chair Cathcart stated it had not bothered him, it was centered.

Committee Member McCormack asked where would the lag bolts be located?

Mr. Tessier stated he would find the studs in the wall and he would take a wood bit and countersink the holes. The lag bolts would go in with a wooden dowel to cover the bolt in the same color of the sign. He used a Western Red Cedar that was 1 3/4" and it was more massive and it would not warp.

Committee Member McCormack stated it was a nice sign.

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Committee Member Wheeler stated there was an existing light on the south elevation that appeared to have been placed to light the previous tenant's sign.

Mr. Tessier stated that had been used to light the sign. The light would be kept as that side of the building was dark and it would illuminate the new sign.

Committee Member Wheeler made a motion to approve DRC No. 4573-11, Avila's Mexican Restaurant, subject to the conditions and findings contained in the Staff Report and with the additional conditions:

1. The existing wall mounted light fixture on the south elevation may be retained and used to illuminate the new sign.

SECOND: Tim McCormack

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

ADJOURNMENT:

Committee Member McCormack made a motion to adjourn to the next regular scheduled Design Review Committee meeting on Wednesday, August 17, 2011.

SECOND: Craig Wheeler

AYES: Bill Cathcart, Tim McCormack, Craig Wheeler

NOES: None ABSTAIN: None

ABSENT: Joe Woollett

MOTION CARRIED.

Meeting adjourned at 6:40 p.m.