DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	MARCH 7, 2012
TO:	Chair Woollett and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Doris Nguyen, Associate Planner
SUBJECT:	DRC No. 4579-11 – ROSSITER RANCH LOT 4 GRANEK RESIDENCE

SUMMARY

The applicant proposes to construct a 6,328 SF single family residence which includes an attached garage, a 1,605 SF detached garage with workshop, and 640 SF secondary accessory dwelling unit.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project.

BACKGROUND INFORMATION

Applicant/Owner:	Ken Parsons, Architect/Granek Residence
Property Location:	6050 E. Jack Pine Lane
General Plan Designation:	Estate Residential (ESTR)
Zoning Classification:	Single-Family Residential (R-1-40)
Existing Development:	Vacant Lot
Property Size:	1.015 Acres (44,213 SF)
Associated Applications:	None
Previous DRC Project Review:	November 16, 2011

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (New

Construction) because the project includes the construction of one single family residence in a residential zone. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing to construct a 6,328 SF single-family residential house, which includes an attached 3-car garage, a 1,605 SF detached 3-car garage/workshop, and a detached 640 SF guest house, with 49 SF of exterior storage, on a 44,213 SF vacant lot. The residence also features 1,326 SF of covered porch and balcony areas.

The application was originally reviewed by the DRC on November 16, 2011. At that time, the project was continued because the DRC had concerns regarding the weight of the outlookers, the window trim, columns, lack of craftsman details on the sides and rear of the home, lack of exposed rafter tails, the use of solid vinyl fencing around the property, review of the landscape and irrigation plan to consider simplifying the concept, and minor drafting issues.

EXISTING SITE

The one-acre site is an undeveloped parcel within a six-lot subdivision, Tract 16405. The subject site is a corner lot located on the south side of Jack Pine Lane and the west side of Nicky Way, both private streets. The subject site is located within the boundaries of the Orange Park Acres Specific Plan. See Attachment 2 for existing site photos.

EXISTING AREA CONTEXT

Surrounding properties to the south and east have been developed with single-family residences that are equestrian-oriented and on lots generally one-acre or greater in size. Properties to the north and west have been developed at higher densities with minimum lots sizes ranging between 8,000 and 20,000 square feet in size.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features**.
    a. The architectural features shall reflect a similar design style or period.
    b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.
2. **Landscape**.
    a. The type, size and location of landscape materials shall support the project's overall design concept.
    b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.

c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.

3. **Signage**. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.

4. **Secondary Functional and Accessory Features**. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

5. **Orange Park Acres Specific Plan:** The Orange Park Acres Specific Plan lists several goals, objectives and policies that would be considered applicable to the review of the subject proposal. Those include the following:

   - Promote the use of wood-rail fencing, either natural or painted white, to give a sense of openness – while restricting the use of block walls, chain link or other opaque fencing.
   - Provide for a variety of house and structure setbacks to avoid the straight-line affect caused by structures being "lined up."
   - Encourage the use of natural exteriors for structures including wood and warm, earth colors.
   - Emphasize the use of one-story structures to create a ranch type or low profile rural feeling.
   - Create a positive view from the roads emphasizing landscaped or open space features through open wood fences.

ANALYSIS/STATEMENT OF THE ISSUES

The application was originally reviewed by the DRC on November 16, 2011 and continued for the following reasons: weight of the outlookers, size of the window trim and columns, lack of craftsman details on the sides and rear of the home, lack of exposed rafter tails, review of the landscape and irrigation plan to consider simplifying the concept, the use of solid vinyl fencing around the property, and minor drafting issues. The minor drafting issues were corrected and the remaining issues are discussed in detail below.

Issue 1: Architectural Issues

- The applicant has specified the weight of the outlookers to be 4X6 timber braces.
- The windows will be trimmed with be 2X painted wood.
- The base of the columns will be clad with stone and 36" wide. The upper painted wood portion would be 16" wide.
- The siding continues on all four sides of the main house, detached garage, and accessory second unit to address the lack of craftsman details on the sides and rear of the buildings. The stone returns to the attached garage door on the east side of the main house, which is a natural stopping point.
- The applicant has added rafter tails to the elevations.

Issue 2: Landscape Issues

The DRC had concerns that the landscape plan was too complicated for the average home owner to maintain and suggested that the landscape architect simplify the planting and irrigation plans. Much of the landscape in the rear has been reduced because the applicant does not intend on landscaping it in the immediate future. Also, if the vacant parcel were to have over 10,000 SF of impervious surfaces, then they would be required to complete a Priority Water Quality Management Plan.

The landscape architect has revised the plans in the following ways:

- The majority of the rear yard will be landscaped with low grass/wildflower mix
- Intensity of planting has been reduced
- Revised Low Water zones by changing some areas to Moderate Water zones
- Ground cover along the rolled curb is mulch
- Notes have been added to plans stating that low wall along street will be split face block with concrete cap
- Root barriers are circular type and will be used with any tree that is located within 5' of pavement
- Mulch areas were added around all trees in lawn areas
- Much of the concrete was converted to either pervious paving or paving stones.

Issue 3: Fencing

The DRC had concerns with the use of solid vinyl fencing around the property since the Orange Park Acres Specific Plan promotes the restriction of concrete masonry unit (CMU) walls, chain link, or opaque fencing. The applicant has changed the fencing on the south and east property lines from vinyl fencing to 6' wrought iron. On the west property line, between the Granek's residence and the neighbor's lot a CMU wall was constructed for privacy. Along the north property line (front), a 6' tall solid, opaque, vinyl fence is still proposed to be setback between 20'-35' from the property line.

The applicant is proposing to install 6' tall wrought iron fencing on the south and east property lines, adjacent to the trail easement. OMC Section 17.14.180.D states that no parallel wall or fences shall be constructed less than 5' away from an existing wall or fence unless approved by the Community Development Director (CDD). The CDD has determined that the wrought iron fences on the south and east sides of the parcel shall be directly adjacent to the equestrian trail fencing, so that there is no gap between them (see Condition 1). This will limit the possibility of debris or other items getting trapped between the two fences and also reduce the confusion in maintenance responsibilities.

ADVISORY BOARD RECOMMENDATION

None

STAFF RECOMMENDATION AND REQUIRED FINDINGS

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings.

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.F.1).*

   This project site is not within the Old Towne Historic District; therefore, this finding does not apply.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.F.2).*

   This project site is not within the National Register Historic District; therefore, this finding does not apply.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).*

   The area does not have a prevailing architectural style, and Orange Park Acres homes are typically customized. The proposal is not representative of a ranch type of style or considered low profile as discussed within the Orange Park Acres Specific Plan policies. However, there are examples of varied architectural styles used within the Specific Plan boundaries. The architectural style amongst the group of homes in the tract is varied, since each home is custom. This home is based on a contemporary variation of a craftsman style since the decorative detailing is somewhat mixed. Generally, the overall appearance and footprint of the proposal satisfies the criteria for a Design Review application.

4. *For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).*

This project site is an infill residential development. The proposal demonstrates the incorporation of the objectives outlined in the Infill Residential Design Guidelines. The design custom home strikes a balance between the existing one and two story homes in the tract and the surrounding neighborhood. The materials proposed on the home support the rural feel of the Orange Park Acres community with the use of stone and siding.

CONDITIONS

The approval of this project is subject to the following conditions:

1. The wrought iron fence on the south and east sides of the parcel shall be directly adjacent to the equestrian trail fencing so that there is no gap between the two fences.
2. An approved precise grading permit shall be obtained through the Public Works Department prior to issuance of a building permit.
3. Prior to the issuance of a grading permit, a Non-Priority Water Quality Management Plan shall be reviewed and approved by the Public Works Department.
4. The property owner shall use drip pans under parking vehicles to avoid staining and oil seepage into the porous concrete from any automotive fluids.
5. The detached workshop located in the north east corner of the property shall have an unfinished and unconditioned interior, since it has one utility sink.
6. The attic spaces in the main house and detached garage shall have an unfinished and unconditioned interior since they are considered nonhabitable spaces.
7. The property shall have a maximum of two driveway approaches from Jack Pine Lane.
8. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Attachment 5 in the staff report (date stamped received February 27, 2012), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Further, exterior building color and materials shall conform to the plans and color and materials board approved by the Design Review Committee on March 7, 2012. Any change to the exterior of the building from the approved plans shall be subject to review and approval by the Design Review Committee.
9. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
10. The applicant shall comply with all Federal, State and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
11. Except as otherwise provided herein, this project is approved as a precise plan. After any application is approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director

for approval. If the Community Development Director determines that the change complies with the provisions, spirit, and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public hearing.

12. Prior to the issuance of building permits, the applicant shall pay all applicable development fees including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
13. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.
14. All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
15. Applicant/developer shall be aware that all work to connect to underground utilities within Jack Pine Lane requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work underneath the sidewalk, driveway approach, and utility laterals.
16. The final conditions of approval shall be reprinted on the second page of the construction documents when submitting to the Building Department for the plan check process.
17. If not utilized, project approval expires twenty-four months from the approval date. Time extensions may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

1. Vicinity Map
2. Existing Site Photos
3. Photo of Color Board
4. DRC Meeting Minutes from November 16, 2011
5. Site Plan, Floor Plans, Elevations, Roof Plan, Landscape Plan(date stamped received February 27, 2011)

cc: Mr. Ken Parsons
1015 E. Chapman Ave #205
Fullerton, CA 92831

Roberta and Michael Granek
16741 Huggins Ave
Yorba Linda, CA 92886

File