

# DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: APRIL 4, 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. 4605-11 – CHAPORANGE CENTER

#### **SUMMARY**

The applicant proposes to remodel the exterior facade and signage on the existing ChapOrange Center building. There would be no change in the building SF or to the landscaping.

#### RECOMMENDED ACTION - FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project.

## **BACKGROUND INFORMATION**

Applicant/Owner: ChapOrange Management, In Young Kim

Property Location: 2832-2844 E. Chapman Avenue

General Plan Designation: General Commercial (GC)

Zoning Classification: C-1 (Limited Business)

Existing Development: 7,640 SF commercial building on stand-alone parcel

Property Size: 23,790 SF

Associated Applications: None

Previous DRC Project Review: DRC3466-99 approved the existing freestanding monument

## 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 15301 (Existing

Facilities) because the project includes a façade remodel for an existing building. There is no environmental public review required for a categorical exemption.

#### PROJECT DESCRIPTION

The applicant is requesting to modify the exterior façade of the building and create a sign program for the existing multi-tenant commercial center. There would be no change to the landscaping, except to replace any plants damaged during the construction process.

#### **Exterior Façade Remodel**

The existing one story building is currently covered with white wood siding, and blue trim. In the center of the development, there is a mansard roof element that breaks up the building plane on the western façade. It is covered with a red asphalt shingle roof. The storefront windows are trimmed with white frames and the glass panel doors are trimmed in blue. Some of the tenants have blue arched awnings with white vinyl signage. The awnings are various sizes.

The applicant is requesting to remove all the wood siding and replace it with Omega Products International stucco in Chimayo #233 with a 30/30 sand texture. The top of the flat roof portion would be trimmed with an 8" high Styrofoam cornice, also made by Omega Products International stucco, in Oak Flats #411 with a 30/30 sand texture. The bottom 2'-6" portion of the building, would be clad with an Owens Corning Cultured Stone #2012 Drystack Ledgestone in the Chardonnay color. The storefront windows will be replaced with Stylex Metallic Bronze aluminum frames. The one exterior lamp over the northernmost tenant space would be removed and the applicant would install three new sconces, each between tenant spaces.

The mansard roof shape would remain over the tenant addressed as 2838 E Chapman Avenue; however, the roofing material would be replaced with Eagle Product's Capistrano Lightweight Tile #598. A roughly 14' wide portion of the fascia over 2838 E Chapman would be raised from 1'-6" to 3'-6" to accommodate wall signage for that tenant.

#### Signage

The applicant is proposing to remove all the building wall signs and replace them with five aluminum cabinet signs that are each 10' W x 2' H x 7" D in size. Currently, each sign is a different size. There would be no wall signage on the north elevation, facing Chapman Avenue. Each sign would have a 1/8" white translucent Plexiglas cover and painted Tylex metallic bronze returns. The cabinets would be internally illuminated with two 50-watt fluorescent lamps. The sign copy would be made of Oracal translucent vinyl, using the following colors: red #031, green #068, blue #005, black #070, or a combination of these colors. There would be a maximum of 3 lines of text and/or logo allowed on the sign.

As stated previously, a roughly 14' wide portion of the fascia over 2838 E Chapman would be raised from 1'-6" to 3'-6" to accommodate wall signage for that tenant. Currently, the existing cabinet sign stands above the base roof line, which is not permitted by the Orange Municipal Code (OMC).

There is an existing internally illuminated 6'-1" W x 7'-6" H x 1'-8" D freestanding monument sign on a 5'-6" W x 2'-0" H x 1'-3" D base. Each sign panel is 6'W x 15" H. The existing metal structure is rusting and will be replaced with an aluminum frame that is the same size as the existing and will be painted Tylex metallic bronze to match the wall signs. It will be internally illuminated with six 50-watt fluorescent lamps.

#### **EXISTING SITE**

The existing single-story, 7,640 SF, multi-tenant commercial center is located on a 23,790 SF parcel at the southeast corner of East Chapman Avenue and Malena Drive. The development has a small strip of landscaping along Malena Drive and 36 perpendicular parking spaces that straddle one drive aisle. There are two driveways, one off of Chapman Avenue and the other off Malena Drive. The building sits on the eastern property line with a landscape berm in front of it, facing Chapman Avenue. There is a SCE transformer, housed within a CMU block wall enclosure in the front (north) landscape area.

#### EXISTING AREA CONTEXT

Surrounding property to the south is zoned C-1 and is a preschool with its outdoor play yard closest to the subject property. The properties to the north, east, and west area also zoned C-1 and include commercial tenants such as retail stores, offices, restaurants, self storage facility, and car wash.

## **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).

## ANALYSIS/STATEMENT OF THE ISSUES

#### Issue 1 Wall Signs:

The applicant is proposing to install cabinet signs instead of channel letter signs on the walls above the businesses. The property owner stated that it is easier and cleaner to change the signage when a new tenant moves in. The OMC does not explicitly prohibit cabinet signs along Chapman Avenue; however, in the past, the DRC has expressed concern over the aesthetics of cabinet signs. Staff is looking for the DRC's comments regarding the aesthetics of cabinet signs.

For the tenant space addressed as 2838 E Chapman Avenue, the design shows most of the fascia as 1'-6" tall. However, the applicant is proposing to increase a roughly 14' wide portion of the fascia to 3'-6" tall to allow for wall signage. Currently, the existing cabinet sign stands above the roof line, which is not permitted in the Orange Municipal Code (OMC). Staff is requesting that the DRC provide direction as to whether the entire fascia board should be increased to 3'-6" tall, or the design can stand as is, accenting the sign. This is the only location on the building with fascia.

#### 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 project is not located within any specific plan area or area with specific design standards. However, many buildings along Chapman Avenue use complementary colors and textures such as stucco, stone, cornices, and natural colors. The proposal would also make the center more uniform in general by removing the different size awnings, installing the same size wall signs and windows, and matching the window and door colors and materials.
- 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 is not an infill residential development; therefore, this finding does not apply.

# **CONDITIONS**

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

- 1. Signage shall comply with the Orange Municipal Code Section 17.36 Sign Ordinance. If the development's sign program is more restrictive then the sign program shall prevail. If there is a conflict between the sign program and the OMC Sign Ordinance, then the OMC Sign Ordinance shall prevail.
- 2. Following the DRC meeting, and prior to issuance of a building permit, the applicant shall provide the City with two copies of the final sign program which incorporates any comments from the DRC.
- 3. Prior to Planning Department sign off on the construction permit card, the applicant shall remove the concrete footing base from the old freestanding monument that is located in the lawn, adjacent to the SCE CMU enclosure.
- 4. Prior to Planning Department sign off on the construction permit card, if the landscaping is damaged during construction, the applicant will replace it with similar landscaping in type and size.
- 5. All new mechanical equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.

- 6. The preschool directly to the south has an outdoor play yard directly adjacent to the subject property. Prior to the issuance of a Building Permit, the applicant and applicant's contractor shall discuss the renovation timeline with the preschool to minimize the impact on the children's outdoor activities. The contractor shall make efforts to minimize the noise, dust, and smells while the children are in the outdoor play area.
- 7. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Attachments 4 & 5 in the staff report (date stamped received March 19, 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 April 4, 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.
- 8. 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.
- 9. The applicant, business owner, managers, successors, and all future assigns 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.
- 10. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been 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 proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 11. Any future expansion in area or in the nature and operation of the use approved by Design Review Committee No. 4605-11 shall require an application for a new or amended application.
- 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 within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.
- 16. The final approved conditions of approval shall be reprinted on the first or 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. Extensions of time 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. Photos of Exterior Façade and Sign Program Color Boards
- 4. Site Plan, Elevations, Details (date stamped received March 19, 2012)
- 5. Sign Program (date stamped received March 19, 2012)

cc: JS Architect Attn: Hyung Jin Seo 1130 Quail Meadow Irvine, CA 92603

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