

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: Chad Ortlieb, Senior Planner

SUBJECT: DRC 4612-12, Kona Cleaners, 821 W Taft Avenue

SUMMARY

The applicant is proposing to conduct a façade remodel to the south (street facing) and a portion of the west elevations of an existing industrial building. The façade remodel includes the addition of a pronounced entry tower and landscape lined disabled person pathway.

RECOMMENDED ACTION—FINAL DETERMINATION

Staff recommends that the Design Review Committee (DRC) approve the proposed façade remodel subject to recommended findings and conditions and any modifications or additional findings and/or conditions desired by the DRC.

BACKGROUND INFORMATION

Applicant/Owner: Bobby Patel

Property Location: 821 W. Taft Avenue

General Plan Designation: Light Industrial Max. 1.0 FAR (3 Story ht. limit) (LI)

Zoning Classification: Industrial Manufacturing (M-2)

Existing Development: The site is improved with a 9,400 square foot single story

industrial building with 19 parking spaces.

Property Size: 21,750 square feet

Associated Applications: None
Previous DRC Project Review: None

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 (Class 1 – Existing Facilities) because the project is not increasing the building footprint and is merely conducting façade, access, and landscape improvements. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing to occupy a vacant industrial building with a dry cleaning batch plant business. Exterior façade improvements are proposed to the south and east elevations of the building which are most visible to the Taft Avenue street front. As evidenced in the project plans (Attachment 3) and the description that follows, the façade improvements serve to add pedestrian orientation the building, accommodate disabled person access, improve upon the visual aesthetics of the building, and add emphasis to the building entry.

Starting at the ground level, the applicant proposes to remove a chain link fence and gate capped with barbed wire that serves to restrict access to the parking lot. Grass and shrubs at the building street front are proposed for removal to accommodate a new concrete landing that will accommodate a ramp up from around the west side of the building where the parking lot is. The ramp will facilitate access to the main entrance for all persons, including those with disabilities. Also proposed are stairs leading from the adjacent Taft Avenue sidewalk up to the building main entry doors. The outer barrier of the new access ramp would contain a stone veneer exterior lined planter with a little less than two feet of planting space within it. The planter would be filled with plants that compliment the business' Hawaiian theme and name (Kona Cleaners). Beach Rock would provide a fill between plants. Two palms would be located on each side of the entry at the top of the stair landing. The side of the entry ramp adjacent to the building would have a planter filled exclusively with "Horse Tail – Equisetum."

The southwest corner of the building would have portions of the existing stucco walls replaced with long horizontal linear bands of glazing merged at the building corner and continuing to each elevation. The glazing would be contained within an aluminum storefront system. The glazing would extend from what appears to be grade level up to about eight feet high. The right side of the south elevation proposed to add a horizontally long spandrel glass window divided into three vertically separated sections. The color of the spandrel glass is not specified. A stucco wall exists at this location now.

The applicant proposes siding that is horizontally box-ribbed, grey, and metal on the west and the non-entry left and right sides of the south elevation, above and to the sides of the aforementioned windows. The right side of the south elevation that is not finished with glazing or metal siding will be an acrylic finish immediate above and below the window.

The main entry area central to the south elevation will be highlighted with the use of existing glass doors with side windows, stucco walled area between the door and side windows, a flat

metal awning covering the door and adjacent windows, and a pronounced entry tower element rising up to about 24.5 feet above the sidewalk grade. In juxtaposition, the existing building and tower adjacent building height would be about 20 feet from sidewalk grade. The tower element above the awning would be painted stucco. The proposed new building façade would be capped with flat roof feature protruding about three feet over the wall edges and finished with a fascia board. The plans hint that some type of decorative soffit will be utilized at the underside of the overhang.

The building will utilize a mustard/brown color at the entrance, a faded grey/off-white for the right side of the south elevation and fascia, grey for the box rib siding, and black for the awning trim and ramp and stair guardrails. Pursuant to Condition 21, building signage would be centered over the store entrance in compliance with the sign code standards and subject to detailed plan review by staff. No monument sign is proposed. No other improvements are proposed for other building elevations, to the parking lot, including no additional landscaping with the possible exceptions as discussed in the issue item section of the report.

EXISTING SITE

The site is improved with an existing flat roof stucco walled horizontally and vertically rectilinear industrial serving building. Minor grass and shrub landscaping exists at the building front. A chain link and barbed wire fence restricts access to the 19 space parking lot that is devoid of landscaping. The existing on-site building abuts up to the building to the east, making it impossible to wrap façade improvements around the corner of the building.

EXISTING AREA CONTEXT

Other industrial buildings or similar industrial serving function, shape, and setbacks existing along this segment of the Taft Avenue corridor.

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 East Elevation Loading Bay:

The photographs for the site (Attachment 2) show a loading bay in the slanted wall segment that the plans elevation drawing shows a single door. Staff does not see an issue with replacing a loading bay with a door at that location but is requesting Condition 22 to require that the final plans submitted to the Building Division for the exterior improvements show the door where the loading bay is or to show the retention of the loading bay door.

Issue 2 Cement Area:

A cracked cement area exists within the front yard setback to the left of the driveway (Attachment 2 – photographs). Ideally, this area should be landscaped and help screen the parking lot area for the site. However, it is proposed as is by the applicant. Since this is a discretionary permit request for a façade remodel, the DRC has the ability to request that the area be landscaped as a condition of approval. Staff has not provided a recommended condition for landscaping in this area because it is optional and staff would not know what specific landscaping would be desired by the DRC other than to carry on the tropical theme. Should the DRC wish to have landscaping this area, staff recommends that the DRC provide a condition to that effect with specifics as to what type of landscaping would be best suited for the site.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee reviewed the plans on February 15, 2012, and had no issues with the proposal.

STAFF RECOMMENDATION AND REQUIRED FINDINGS

Staff recommends that the DRC approve the project subject to recommended findings and conditions.

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.

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).

The project is not in the Old Towne Historic District.

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).

The project is not in a National Register Historic District.

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 use of the box rib metal siding, tower element, linear window glazing, and spandrel glass design adds a fresh and contemporary styled unified theme to the building. The design theme will serve as a welcome example for building improvements in this industrial corridor of the City. The improvements will hopefully improve the economically viability of the business thereby, assisting in implementing the City's General Plan economic vitality goals and policies.

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).

The project is not infill or residential in nature.

CONDITIONS

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

- 1. The project shall conform in substance and be maintained in general conformance with plans and exhibits date stamped April 4, 2012, including any modifications required by conditions of approval, and as approved by the Design Review Committee.
- 2. 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 permits, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.

- 3. 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.
- 4. DRC 4312-12 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
- 5. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, water quality, Fire, or Police shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Design Review Committee.
- 6. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the Design Review Committee.
- 7. 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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 8. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
- 9. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
- 10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
- 12. Prior to Certificate of Occupancy, all landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
- 13. In conjunction with the operation of the business, all loading areas and the trash area shall be maintained and kept clean and free of debris.
- 14. Prior to the operation of the business the applicant shall file for or, if applicable, amend a business license with the Business License Division. Failure to obtain the required business license will be cause for revocation of this approval.
- 15. Prior to Building Permit issuance, the applicant shall pay all of the applicable Development Impact Fees in accordance with the most current fee schedule.
- 16. Prior to Building Permit issuance, the applicant shall pay any outstanding monies due to the City of Orange for Planning Division entitlement activities related to this project.

- 17. In conjunction with the operation of the dry cleaner business the property owner shall be responsible to maintain the property to a level deemed adequate by the Community Development. This includes, but is not limited to, the building, landscape, trash areas, signage, utilities, and property walls.
- 18. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
- 19. In conjunction with the operation of the business, signage for the tenant shall contain individual channel letters.
- 20. In conjunction with the operation of the business, exposed raceways shall not be permitted. Individual channel letters shall be attached directly to the wall.
- 21. Prior to issuance of a sign permit, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project and/or business. Building signage shall be centered over the store entrance in compliance with sign code standards as verified by staff.
- 22. The final plans submitted to the Building Division for the exterior improvements shall show a door where the loading bay door exists or shall show retention of the existing loading bay door.
- 23. Prior to building permit issuance, construction plans shall show that all structures shall comply with the requirements of Municipal Code (Chapter 15.52 Building Security Standards), which relates to the use of specific hardware, doors, windows, lighting, etc (Ord. No. 7-79). Architect drawings shall include sections of the Ordinance that apply under "Security Notes". An "Approved Products List 1/08" of hardware, windows, etc is available upon request.
- 24. The address number of the building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background.
- 25. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
- 26. The Fire Department notes provided to the project applicant shall be provided within the plans submitted for Building Plan Check. However, the plans shall comply with current Fire Codes regardless of the codes quoted in the notes provided in the letter.
- 27. In regard to the design of Fire Department Connections (FDC), the following shall be considered:
 - a. The fire department connection shall not be affixed to the building;
 - b. The fire department connection shall be located at least 40 feet away from the building;
 - c. The fire department connection shall be located on the address side of the building;
 - d. The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant;
 - e. The fire department connection shall not provide pressure on the on-site hydrants.
- 28. Prior to the issuance of a building permit, the applicant shall submit a water improvement plan to the Water Division for any new fire hydrants, domestic water services, fire services, landscape services, and or any other proposed improvements or relocations affecting the

- public water system appurtenances for review and approval. The applicant shall be responsible for the costs associated with the proposed improvements
- 29. Prior to the issuance of a building permit, the applicant shall be responsible for the installation/relocation of the proposed/existing public water system appurtenances as necessitated by the proposal to a location and of a design as approved by the Water Division.
- 30. Plans submitted during plan check shall show that the water improvement plans are consistent with any necessary fire suppression plans and/or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and or fire master plan so that their designs concur.
- 31. Prior to the issuance of a Certificate of Occupancy, the applicant shall be responsible for the installation of any necessary fire hydrants and fire services as determined by the Fire Department and Water Division.
- 32. Prior to the issuance of a building permit plans shall show that the building shall be protected with a separate fire service unless otherwise approved by the Fire Department and Water Division.
- 33. Prior to building permit issuance, the Water Division shall approve the type and location of the City's fire service (detector check) device.
- 34. If any new or relocated water facilities are deemed necessary for the project during detailed plan check, the final plans submitted shall show that a minimum twenty-foot (20') separation will be maintained from the public water system facilities to the proposed/existing buildings and structures per the City of Orange Location Of Underground Utilities Standard.
- 35. If City review of plans submitted during plan check results in identifying a need for the installation of sewer or water mains in the vicinity of each other, the applicant shall ensure that the installation is conducted per the Water Division's Standard No. 113.
- 36. If City review of plans submitted during plan check results in identifying a need for the installation of sewer or water mains the applicant shall ensure that the final plans show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer.
- 37. Plans submitted during plan check shall show that an eight-foot minimum clearance is provided between City water mains, and signs, trees or other substantial shrubs, bushes, or plants.
- 38. Plans submitted during plan check shall show that the minimum water and sewer line separation requirements are met and that each of the various designers' plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and or fire suppression plans so that their designs are consistent.
- 39. Plans submitted during plan check shall show that permanent signs, awnings, surface water quality management features such as but not limited to infiltration planters, basins, pervious paving structures or other structures are not installed over the City's water mains, laterals, services, meters, and fire hydrants.

- 40. Plans submitted during plan check shall show that each property, residence, main building or structure shall have a separate meter service unless otherwise approved by the Water Division.
- 41. Prior to approval of the water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspection charges as determined by the Water Division.
- 42. All hot taps required on existing City mains to provide water service to any lot, parcel or subdivision shall be performed by City crews at the developer's expense in accordance with the fee schedule established by resolution of the City Council.
- 43. That a minimum of fourteen-calendar days prior construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the approved water improvement plans for all proposed public water system facilities to the Water Division for review and approval.
- 44. Prior to the issuance of a Certificate of Occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.
- 45. Prior to issuance of a building permit, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
 - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - o Incorporates the applicable routine structural and non-structural source control BMPs, as defined in the Drainage Area Management Plan (DAMP);
 - o Generally describes the long-term operation and maintenance requirements for structural control BMPs,
 - o Identifies the entity that will be responsible for long-term operation, maintenance, repair and or replacement of the BMPs;
 - o A copy of the forms to be used in conducting maintenance and inspection activities;
 - o Adheres to record keeping requirements (forms to be kept for 5 years).
- 46. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - That all applicable structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - That applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

ATTACHMENTS

- 1. Vicinity Map
- 2. Site Photographs
- 3. Project Plans
- 4. Color and Material Board (to be provided at the meeting)

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