DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	MAY 2, 2012
TO:	Chair Woollett and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Robert Garcia, Associate Planner
SUBJECT:	DRC No. 4602-11 – NATIONAL OILWELL VARCO

SUMMARY

The applicant is proposing the renovation of existing industrial site, removal of multiple storage buildings and construction of two industrial buildings. The proposal also includes a Lot Line Adjustment to merge two parcels into one parcel.

RECOMMENDED ACTION—RECOMMENDATION TO PLANNING COMMISSION

Staff recommends the Design Review Committee (DRC) recommend approval of the proposal to the Planning Commission (PC), subject to conditions of approval contained in the staff report and any conditions that the DRC determines appropriate to support the required findings.

BACKGROUND INFORMATION

Applicant/Owner:	Colleen River, Plump Engineering
Property Location:	748 N. Poplar Street
General Plan Designation:	LI (Light Industrial)
Zoning Classification:	M-2 (Industrial Manufacturing)
Existing Development:	Industrial structures
Property Size:	2.53 acres
Associated Applications:	MJSP No. 684-11 & LL-2012-01

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 15332 (Class 32 – In-Fill Development) because the approval of the project is consistent with applicable general plan designation and all applicable general plan polices as well as applicable zoning designation and regulations. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing the renovation of existing industrial site that included the removal of 5 structures (Attachment 2) which were used by the previous owners and construction of two new industrial buildings. The proposal also includes a Lot Line Adjustment to merge two parcels into one parcel totaling 4.456 acres. The finish materials of the proposed buildings will consist of:

- Standing Seam Wall and Roof Panels painted Off-White
- Solid Cover Canopy with painted Blue Fascia
- Sky Lights with White Frames
- Roll down Doors painted Off-White

EXISTING SITE

The site is currently developed various structures used for industrial purposes. The structures on the site consist of temporary metal structures and a stucco structure.

EXISTING AREA CONTEXT

The site is surrounded by a mixture of industrial properties. The properties directly to the south, west, north and east are industrial in nature.

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. **Secondary Functional and Accessory Features**.

a. 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

The proposal as currently submitted meets the Orange Municipal Code including, but not limited to the industrial development standards, parking standards and landscape standards. Staff believes that the proposal in general is appropriate given the location of the site.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) reviewed the proposal on February 22, 2012 and provided comments to the applicant on the proposal. On April 4, 2012, the SRC reviewed the proposal and made a recommendation to approve with conditions

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 recommend approval to the Planning Commission 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).*

   The project is not located in the Old Towne Historic District; therefore this Finding does not apply to the application at hand.

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 located in the National Register Historic District; therefore this Finding does not apply to the application at hand.

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 proposed architectural elements enhance visual interest to the proposed commercial building. The integrated theme of the proposed plan will help to uphold and improve the aesthetics of the existing area. The accent treatment and varying wall planes will enhance the proposed building frontage. The new landscaping and parking areas are consistent with the applicable design standards.

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 residential development; therefore this Finding does not apply to the application at hand.

CONDITIONS

The recommended approval of this project to the PC subject to the following conditions and any other conditions that the DRC deems appropriate:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled May 2, 2012, including modifications required by conditions of approval, and as recommended by the Design Review Committee.
2. 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 and approved by the Design Review Committee.
3. Final landscape and irrigation plans are to be submitted to the City for review and approval. The landscape plan planting legend shall include a symbol and name, quantity and size for plant material and more detail indicating plant placement, location and spacing on plan.
4. All landscape areas shall be shall be maintained in a neat and healthy condition. Should the plant material die, the business owner/operator shall replace it with new plant material.
5. Prior to the issuance of any grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
   - Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete

pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,

- Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan (DAMP),
- Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,
- Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
- Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
- Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
- Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
- Includes a copy of the forms to be used in conducting maintenance and inspection activities,
- Meets recordkeeping requirements (forms to be kept for 5 years).
- Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.

6. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
   - That all structural and treatment control best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications,
   - That the 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.
7. Prior to the issuance of certificates for use of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
8. Prior to issuance of building permits, the applicant shall review the approved Water Quality Management Plan (WQMP) and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of

the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.

9. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the City of Orange Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.

10. For those projects requiring coverage by the State of California's General Industrial Permit: Prior to the issuance of certificates for use and occupancy, the applicant shall demonstrate that coverage under the State's General Permit for Stormwater Discharges Associated with Industrial Activity has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.

11. Prior to the issuance of a building permit, the applicant shall submit a water improvement plan to the Water Division for 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.

12. All mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.

13. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.

14. 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.

15. 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.

16. Prior to 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.

17. 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 will be cause for revocation of this Design Review Permit.

18. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.

ATTACHMENTS

1. Vicinity Map
2. Aerial View
3. Color Renderings
4. Plans date labeled May 2, 2012

cc: Plump Engineering
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