

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: MAY 16, 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. 4568-11 – STORAGE WEST

SUMMARY

The applicant is proposing the renovation of the south elevation of an existing two-story office/warehouse building at the Storage West facility.

RECOMMENDED ACTION—FINAL DETERMINATION

Staff recommends that the Design Review Committee (DRC) approve the project, subject to the conditions listed below and any conditions that the DRC determines appropriate to support the required findings and ensure the preservation of the community aesthetics.

BACKGROUND INFORMATION

Applicant/Owner: John K. Hathaway, LAACO, LTD

Property Location: 681 S. Tustin Street

General Plan Designation: GC (General Commercial)

Zoning Classification: C-2 (General Business)

Existing Development: Office/Storage Facility

Property Size: 4.68 acres

Associated Applications: MJSP No. 672-11

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) review per CEQA Guidelines Section 15301 (Class 1, Existing Facilities) because the approval of the project is for a remodel of the existing facility. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing the renovation of the south elevation of an existing commercial site that includes the removal of an enclosed patio area, parking reconfiguration and landscaping. The exterior improvements will consist of a new exterior storefront on the south elevation of the two-story building, including a new parapet/vertical tower element. The remodel of the 1,200 square foot space in question will include the enlarging of a customer service area and the removal of a manager's residence with a retail area. Signage is not part of this submittal. All signage will be submitted separately. The finish materials of the proposed building will consist of:

- New Plaster over existing CMU wall
- New Metal "Eyebrow"
- New Spandrel Glass
- New Furring

EXISTING SITE

The site is currently developed with a storage facility consisting of a 21,600 square foot office/warehouse building in the front portion of the site and with multiple storage buildings in the remaining site. The site is located between State Route 22 (22 FWY) moving in an east/west direction as it terminates into State Route 55 (55 FWY).

EXISTING AREA CONTEXT

The site is surrounded by a mixture of commercial properties consisting of an office building, a hotel and retail center. Caltrans has a storage facility behind the subject site directly to the east.

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 July 13, 2011, and November 16, 2011. The SRC provided comments to the applicant on the proposal on both of those occasions. On April 18, 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 approve the proposal 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 existing building. The integrated theme of the proposed plan will help to uphold and improve the aesthetics of the building and existing area. The accent treatment will enhance the building's south 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 16, 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 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);

- 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;
- A copy of the forms to be used in conducting maintenance and inspection activities;
- o Record keeping requirements (forms to be kept for 5 years).
- 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,
 - o That the applicant is prepared to implement all non-structural BMPs described in the Project WOMP,
 - o That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
- 7. If applicable prior to the issuance of a building permit, the applicant shall submit improvement plans to the Water Division for new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system appurtenances for review and approval. The applicant is responsible for the costs associated with the proposed improvements.
- 8. Prior to approval of any water improvement plan that may be applicable, the applicant shall satisfy all water main connection, plan check, and inspection charges as determined by the Water Division; 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.
- 9. 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.
- 10. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
- 11. 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.
- 12. 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.

- 13. 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.
- 14. 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.
- 15. 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. Existing Photographs
- 3. Color Renderings
- 4. Plans date labeled May 16, 2012

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