DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	SEPTEMBER 19, 2012
TO:	Chair Woollet and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Robert Garcia, Associate Planner
SUBJECT:	DRC No. 4638-12 – COLGAN RESIDENCE

SUMMARY

The applicant is proposing the demolition of a one-story single family residence to be replaced with a two-story single family residence consisting of 2,592 square feet.

RECOMMENDED ACTION—FINAL DETERMINATION

Staff recommends the Design Review Committee (DRC) deny the proposal as submitted.

BACKGROUND INFORMATION

Applicant/Owner:	Lorena Arce
Property Location:	137 N. Shattuck Place
General Plan Designation:	LDR (Low Density Residential)
Zoning Classification:	R-1-6 (Residential Single Family)
Existing Development:	Single Family Dwelling and Detached Garage/Workshop
Property Size:	9,810 square feet
Associated Applications:	None

Previous DRC Project Review: September 5, 2012

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 (Class 3 – New Construction) because the project consists of a new single family residence. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing to demolish an existing 1,375 square foot one-story single family residence and construct a new 2,592 square foot two-story single family residence. The two story residence would resemble craftsman-style architecture. The home would consist of 4 bedrooms and 3½ bathrooms with a front porch. The proposed two-story residence would be the first on this block. Elements to the proposal would include:

- Craftsman Style Architecture
- The exterior finish walls would consist of plaster, fiber lap siding, and fiber cedar shake siding
- The roof finish would consist of wood fascia, metal flashing, metal dormer vents and roof tiles
- Architectural elements such as wood beams, wood posts, stone veneer, and fiber trim

EXISTING SITE

The property is a 9,810 square foot lot with a one-story single family residence of 1,375 square feet, with a detached 2,150 square foot garage/workshop. The existing residence has a front yard setback of 32 feet.

EXISTING AREA CONTEXT

The subject site is surrounded by one-story residential single family dwellings. The subject dwelling and dwellings in the vicinity exhibit a post World War II ranch style architecture with different exterior finishes. There are no two story dwellings on the block. The average size of the existing dwellings on the block is 1,400 square feet. The homes on Shattuck Place with the exception of two residences on the 200 block have a front yard setback of 30 to 35 feet. The proposed Floor Area Ratio (FAR) for the property would be .48%. The maximum FAR for the property is .60%.

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.

ANALYSIS/STATEMENT OF THE ISSUES

At the DRC meeting of September 5, 2012, the Committee members were asked to review the proposal and provide comments to the applicant in order for the proposal to comply with the Infill Guidelines.

The Committee members requested that the applicant modify the proposal which addressed several issues such as:

- Address the bulk and mass of the two-story proposal in relationship to the existing neighborhood
- Address the Craftsman style of the house which did not fit with the collection of late mid-century California Ranch homes
- New two-story homes in a single-story neighborhood should start as a one-story element at the front façade and move into a two-story structure to the rear
- The boxy nature of the submittal was an issue and it was not a true Craftsman style home
- Committee members indicated that their concern with such a large home that far up on the site would be difficult to approve
- The proposal read as a 2 ½ story structure due to the use of the dormers

Additionally, the DRC asked for a complete site plan; there were no density details, FAR calculations, square footage, correct dimensions, and finished floor elevations, with respect to other site elements.

The applicant continues to believe that the proposal is sensitive to the existing style and patterns of the neighborhood. They have indicated that the horizontal and vertical massing is downplayed with increased side yards and through the use of minimal floor plates. The applicant is asking for a determination on the proposal as submitted.

The applicant is not will to make any modifications to the proposal as requested by the DRC, therefore; staff request that the DRC deny the proposal as submitted.

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 that the DRC deny the proposal.

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 massing elements that are proposed are not consistent with the existing neighborhood. The two-story front yard massing would establish a new theme for the neighborhood that is not sensitive to the existing neighborhood. The proposed exterior finish of a craftsman interpretation does not fit within the established style of the neighborhood which is a collection of late mid-century California Ranch homes.

   This Finding cannot be made.

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 Infill Guidelines state that the perceived scale of new infill residences should be minimized. To achieve this, two-story buildings should be broken up into smaller architectural components, or include a substantial single-story element. In this case the applicant is proposing a two-story "box" with architectural elements. The dormers on the roof of the second story give the appearance of a ½ floor making the proposed residence look like a 2½-story home.

   This Finding cannot be made.

ADVISORY BOARD RECOMMENDATION

None Required

ATTACHMENTS

1. Vicinity Map
2. Design Review Committee Staff Report dated September 5, 2012
3. Draft Minutes of the Design Review Committee Meeting dated September 5, 2012
4. Photographs
5. Proposed Plans
6. Proposed Colors, Materials and Color Renderings

cc: Robert Colgan
137 N. Shattuck Place
Orange, CA 90262