

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: NOVEMBER 7, 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. 4640-12 – BJ's RESTAURANT & BREWHOUSE

SUMMARY

The applicant proposes a new restaurant of 8,376 SF and a new patio area of 1,718 SF at the former Firestone Tires building site at the Outlets at Orange.

RECOMMENDED ACTION—RECOMMENDATION TO PC

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

BACKGROUND INFORMATION

Applicant/Owner: BJ's Restaurant and Brewhouse

Property Location: 460 S. The City Drive

General Plan Designation: UMIX (Urban Mixed Use)
Zoning Classification: UMU (Urban Mixed Use)

Existing Development: Shopping Center (New Pad Proposed)

Property Size: 73 acres (10,000 Proposed Pad SF)

Associated Applications: CUP NO. 2873-12 & MNSP NO. 697-12

Previous DRC Project Review: None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

The new restaurant square footage is part of the former Block at Orange Expansion Final Project. An Addendum to Environmental Impact Report (FEIR) served as the environmental review of the modified Block at Orange Expansion project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.,

the State CEQA Guidelines, and the City of Orange Local Guidelines for Implementing CEQA (Local CEQA Guidelines). There is no public review required.

PROJECT DESCRIPTION

The applicant proposes a new stand alone BJ's Restaurant and Brewhouse at the Outlets of Orange. The proposal consists of a new restaurant of 8,376 SF and a new patio area of 1,718 SF at the former Firestone Tires building site. Articulation on each building elevation is provided by architectural features and by visual elements including:

- Pilasters, reveals, canopies, cornices, varying rooflines and wainscot treatments
- Building materials include natural stones and slates
- Outdoor areas with a tiled entry, benches and a covered dining patio
- A color and material palette that complements the interior
- Two murals are displayed on the building exterior and one in the interior

EXISTING SITE

The Outlets at Orange is currently developed with a variety of retail shops and restaurants, a movie theater, bowling alley and a skate park. The Outlets currently contains nine buildings with a gross building area of 887,877 square feet.

EXISTING AREA CONTEXT

The surrounding area is currently developed with a mix of commercial and institutional uses including hotels, office towers, the UCI Hospital, County judicial and animal control facilities and a City fire station. The site is bordered to the south by the 22 Freeway.

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:

Architectural Features.

- o The architectural features shall reflect a similar design style or period.
- Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

• Landscape.

- The type, size and location of landscape materials shall support the project's overall design concept.
- o Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.

• Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.

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

The proposed colors and materials of the exterior will assist in adding a different theme to the eclectic nature of the Outlets at Orange. Creative building elements and identifying features are used to create a high quality project with visual interest and an architectural style. The proposed colors and materials are similar to those of other locations of the restaurant national restaurant chain. The proposed pad will require the removal of three landscape islands and nine trees. The proposed plan calls for the replacement of the three landscape islands and the addition of 13 trees. Parking spaces will also be replaced on the site in the area of the newly constructed Nordstrom Rack. Signs are not part of this proposal. Signs shall be submitted separately to comply with the existing sign program for the shopping center. Staff believes that the proposal in general is appropriate given the location of the site.

The applicant is currently requesting an alcoholic beverage license, which is presently being reviewed and evaluated by the Orange Police Department. The exterior site improvements and the alcoholic beverage license will be reviewed by the Planning Commission together for a final determination.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) reviewed the proposal on July 25, 2012 and provided comments to the applicant, which required additional review by the SRC. On October 10, 2012 the SRC reviewed the revised proposal and recommended approval 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 PC 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 commercial shopping center. The theme of the proposed plan will help to uphold and improve the aesthetics of the community. The indentation in planes and alternating colors serve to provide a breaking of the massing of the buildings. The proposal uses colors and materials that would make the building stand out through its integrated design theme and use of the corporate colors. The design of the project creates an architecturally cohesive theme since the proposal utilizes building forms, which are compatible to other restaurants in its national chain.
- 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 approval of this project is subject to the following conditions:

- 1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled November 7, 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. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.

- 4. All structures shall comply with the requirements of OMC Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79).
- 5. Lighting on the premise shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises. A Photometric plan shall be submitted for review and approval as part of the building permit process.
- 6. 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.
- 7. Signage shall be submitted separately. All signage shall meet the requirements in the approved sign program for the shopping center.
- 8. During installation, and inclusive of normal operations and maintenance, the project shall be in compliance with the City's Municipal Code Title 7 Environment Water Quality and Storm Water Discharges. A copy of the code is available on the City's website homepage under Municipal Code.
- 9. 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.
- 10. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.
- 11. 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.
- 12. 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.

ATTACHMENTS

- 1. Vicinity Map
- 2. Color and Material Rendering
- 3. Plans date labeled November 7, 2012

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