

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: MARCH 20, 2013

To: Chair Fox and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Doris Nguyen, Associate Planner

SUBJECT: DRC No. 4650-12 – Cambridge Medical Plaza

SUMMARY

The applicant proposes exterior improvements to an existing medical office building by filling in a breezeway to create a larger waiting area.

RECOMMENDED ACTION - RECOMMENDATION TO THE ZONING ADMINISTRATOR

Staff is requesting that the DRC provide a recommendation to the Zoning Administrator.

BACKGROUND INFORMATION

Applicant/Owner: Jeffrey Desantis for Cambridge Medical Plaza

Property Location: 1044 E. Chapman Avenue

General Plan Designation: Office Professional (OP)

Zoning Classification: Neighborhood Office Professional (OP)

Existing Development: 1038-1042 E Chapman is 5,801 SF; 1026 E Chapman is 3,265 SF

Property Size: 36,459 SF acres

Associated Applications: AA 200-13

Previous Reviews: 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 15302

(Replacement or Reconstruction) because the project includes a small addition and façade remodel for an existing building. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant is requesting to enclose the existing 1,109 SF open breeze way between the buildings addressed as 1038-1042 E Chapman Avenue. The purpose of the breezeway enclosure is to create a larger waiting area for the existing medical facility. There would be no increase in the SF of the examination rooms. The subject building addressed as 1038-1042 E Chapman Avenue is not in the National Historic District, nor the Old Towne Historic District.

The improvements would add craftsman details to the existing single-story building that is currently in the minimal traditional style. The plans show the addition of roof extensions with gable ends, exposed heavy timber, radius glass block end wall, and wood columns with stone bases. The stone would be Eldorado "Mountain Ledge" in the Durango color. The window sill treatments are slightly varied on each elevation. The applicant proposes to make the sills more consistent along each elevation.

The new gable roof ends would not change the overall height of the building. The existing roof is 13'-5" tall. The new gabled roof on the north elevation would be 12'-7 1/8" tall and 11'-7 5/8" tall on the south elevation. The gable ends would have exposed tongue and groove boards.

An Administrative Adjustment (AA) is required for the project because the existing 9,066 SF medical facility currently requires 45 parking spaces. Although the site is currently overparked with 47 parking stalls on-site, the 1,109 SF addition, would require 51 parking spaces. This requires an AA of 8% for the reduction of 4 parking spaces.

Original building permits showed that the building addressed as 1026 E Chapman Avenue was originally constructed in 1959 at the same time as 1038-1042 E Chapman Avenue. Both buildings continue to share the same ownership, driveway access, and parking; however, there are no changes proposed to the 1026 E Chapman Avenue building. 1026 E Chapman Avenue is the last parcel located within the National Historic District; however, it is not within the Old Towne Historic District.

EXISTING SITE

The subject building, addressed as 1038-1042 E Chapman Ave, is a 5,801 SF single-story building that is connected through a breezeway. The building to the west, addressed as 1026 E Chapman Ave was developed in 1959, at the same time as the subject building. Although it sits on a separate parcel; it has the same architecture, shares driveway access, and parking with the subject property. The 1026 E Chapman Ave building is located within the National Historic District; however, the subject building is not. The buildings are in the minimal traditional style of architecture with their emphasis on horizontal massing, hip roofs or side gables, low pitched roofs, closed eaves, simple columns, and minimal detailing.

The building is predominantly covered with white stucco walls and boxed eaves. Brown painted stucco wraps up to the roof along what would typically be the fascia board. The building also has brown stucco trim framing the windows. The two sides of the subject building are connected by a breezeway with a solid sheathed roof cover. The original true divided light windows on portions of the building, particularly the north and south elevation, have been replaced with simulated divided lights.

EXISTING AREA CONTEXT

The subject property is just outside of the Old Towne Historic District; however, the neighborhood retains some of the minimal traditional and ranch features. As the architecture transitions along East Chapman Avenue toward Tustin Street, the architecture greatly changes with the addition of the Walgreens and gas stations.

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

<u>Issue 1 Change in Architectural Style:</u>

The applicant is proposing to change the architectural style of the building from a minimal traditional to a craftsman style. The property owners wanted to mimic some of the styles in the Old Towne Historic District and give the building more character. They would be filling in the breezeway, adding a gable end with exposed heavy timbers, and battered stone columns. The north elevation would have parallel, wood twin columns on top of stone base, while the southern entrance would have "V" shaped twin columns.

The current roof form for the buildings within the center are dutch gable and hip. The applicant is requesting to add gable end roofs over the entrances of the subject building, adding a third roof form. The gable ends would have exposed tongue and groove boards, whereas the existing eave overhangs are boxed in and covered with stucco.

The site currently has both true divided light and simulated divided light windows. The applicant is proposing to add trim around the windows to make the treatments more consistent on each elevation of the building.

The plan also includes the introduction of a new radius glass wall, made by Pittsburgh Corning in the Decora LX pattern. Each block would be 12"W x 12" H x 4"D in size. This radius glass block wall would be added to the north elevation and overall would be approximately 12'W x 5'H.

The applicant is not proposing to make any changes to the building addressed as 1026 E Chapman Avenue. The buildings were constructed at the same time, have similar architecture, and share driveway access and parking.

ADVISORY BOARD RECOMMENDATION

None

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 project 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).
 - This project site is not within the Old Towne Historic District; therefore, this finding does not apply.
- 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).
 - This project site is not within the National Register Historic District; therefore, this finding does not apply.
- 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 subject building is within the Office Professional zone; but outside of the Old Towne Historic District and National Historic District. There are no adopted specific plans or applicable design standards in this area. The proposed craftsman design of 1038-1042 E Chapman Ave would change the architectural style of the existing building and would not match the other building, addressed as 1026 E Chapman Ave, within the same center.

The design adds a gabled roof end, wood fascia boards, exposed tongue and groove boards, more ornate columns, and a new type of window, which is not consistent with the current architecture.

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).

This project is not an infill residential development; therefore, this finding does not apply.

CONDITIONS

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

- 1. All landscaping shall be automatically irrigated and in operable condition. All landscaping shall be maintained on-site.
- 2. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Attachment 4 in the staff report (date stamped received March 11, 2013), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Further, exterior building color and materials shall conform to the plans and color and materials board approved by the Design Review Committee on March 20, 2013. Any change to the exterior of the

- building from the approved plans shall be subject to review and approval by the Design Review Committee.
- 3. 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 permit, save and except that caused by the City's active negligence.
- 4. The applicant, business owner, managers, successors, and all future assigns 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.
- 5. 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 plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 6. Prior to the 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.
- 7. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.
- 8. All structures shall comply with the requirements of Municipal Code Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
- 9. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
- 10. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

- 1. Vicinity Map
- 2. Existing Site Photos
- 3. Materials Details
- 4. Site Plan, Floor Plan, Details, Color Elevations (date stamped received March 11, 2013)

cc: Peters - Jepson Partners ATTN: Randall Jepson 413 S Glassell Street Orange, CA 92866

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