DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	MAY 1, 2013
TO:	Chair Fox and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Jennifer Le, Senior Planner/Environmental Review Coordinator
SUBJECT:	DRC No. 4665-12 – CITY OF ORANGE– MARYWOOD PUMP STATION

SUMMARY

The City is proposing to demolish the existing Marywood Pump Station and construct a new pump station building, emergency generator/enclosure, and electrical transformer/enclosure on a 5,228 square foot City easement (currently a landscaped hillslope).

RECOMMENDED ACTION—RECOMMENDATION TO CITY COUNCIL

Staff recommends the DRC recommend approval to the City Council, subject to the conditions listed in this staff report.

BACKGROUND INFORMATION

Applicant:	City of Orange
Owner:	The project site is held by the City of Orange as an easement. The underlying property owner is the Catholic Diocese of Orange County.
Property Location:	1815 E. Villa Real Drive (a portion of APN 361-064-01, addressed 2811 East Villa Real Drive)
General Plan Designation:	LDR– Low Density Residential
Zoning Classification:	R-1-6– Single Family Residential (6,000 square foot minimum lot size)
Existing Development:	Landscaping, irrigation, chain link fencing and a power pole are located within the City easement area.
Property Size:	5,228 square feet (City easement)
Associated Applications:	Minor Site Plan No. 718-12

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 15303 (Class 3 – New Construction). This exemption applies to construction of new small structures or facilities including up to a six multi-family residential units, a 10,000 square foot commercial building, and/or water, sewer, electrical or other utility extensions. This exemption applies to the project because the project involves construction of a new water pump station facility that is approximately 5,000 square feet in size. There is no public review required.

PROJECT DESCRIPTION

The City is proposing to demolish the existing Marywood Pump Station located at the back of curb on the east side of East Villa Real Drive (addressed 2730 East Villa Real Drive). The existing pump station is over 45 years old and is reaching the end of its useful life.

The City is proposing to construct a new pump station on a 5,228 square foot City easement located on the west side of East Villa Real Drive on a landscaped hillslope. The proposal includes construction of three (3) new above-ground water pumps within an approximately 600 square foot sound-attenuated building. The project also includes installation of a diesel-powered emergency generator and an electrical transformer within CMU enclosures with swing gates for access. The proposal also includes water pipelines connecting the new pump station to the existing water line in East Villa Real Drive, retaining walls, fencing, handrails, landscaping, replacement curb and sidewalk, and an asphalt area for City maintenance vehicle parking at the front of the facility.

The project has been designed such that the improvements are set back into the hillslope to minimize visibility. The elevations show a "stepped" design for the facility (due to the site topography), with the enclosures for the emergency generator and electrical transformer integrated with the pump station building.

As shown in the elevations, the pump station's exterior walls are of split-face CMU block with a slightly sloped asphalt shingle roof. Swing gates are wrought-iron with a perforated metal backing to screen onsite equipment. Handrails are proposed at the front of the facility along stairs and walls, with wrought-iron fencing proposed along the exterior perimeter walls for safety. Chain link fencing is proposed at the back of the City easement to connect to existing chain link fencing on the Marywood Pastoral Center property. A neutral color palette is proposed.

In addition, the City would remove six trees and install five new trees as well as shrubs, groundcover, and irrigation (to connect to the existing irrigation system on the Marywood Pastoral Center property).

EXISTING SITE

The project site consists of a 5,228 square foot City easement on a 15-acre lot owned by the Catholic Diocese of Orange County. The larger property is developed with the Marywood Pastoral Center for the Diocese of Orange. The project site itself is an undeveloped, landscaped hillslope. There is a chain link fence, irrigation, and a power pole on the project site.

EXISTING AREA CONTEXT

Topography in the project area generally slopes downward from the northeast to the southwest. Single family residences and landscaped hillsides are located along East Villa Real Drive, along with water infrastructure facilities (including above ground water tanks, the City's Villa Real Pump Station, and the existing Marywood Pump Station). The Marywood Pastoral Center for the Diocese of Orange is also located near the project site and consists of a "campus" of several institutional-style buildings. Homes in the vicinity of the project site are primarily situated such that their rear yards face East Villa Real Drive (though there is one residence with a front yard that faces the street). Development in the area is an eclectic mix of architectural styles. Most residential structures in the vicinity of the project have a stucco finish and asphalt shingle roofs.

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

Issue 1: Site Design

The project site is located along a landscaped hillslope on the west side of East Villa Real Drive, in an area where the road curves to the northwest. The project has been designed such that the improvements are set back into the hillslope to the extent possible, minimizing the visibility of the improvements from East Villa Real Drive and from the Marywood Pastoral Center parking lot located at the top of slope.

As shown on the elevations, the proposed improvements would not be visible (with the exception of small portions of the safety railing) looking east from the Marywood Pastoral Center parking lot. Looking north and south (traveling on East Villa Real Road), the proposed structures would be partially visible above the finished grade, but would be visually "softened" by the existing and proposed landscaping around the site perimeter. Direct views of the project site (looking west) are primarily from the street, as well as from homes located at the top of slope on the east side of East Villa Real Drive (where residential rear yards face the street). This elevation shows a "stepped" facility design (due to the site topography), with space for the emergency generator and electrical transformer integrated with the pump station building and screened using wrought-iron gates with perforated metal backing.

Due to site constraints and the need for an on-site parking area for a City maintenance vehicle, a rolled curb, sidewalk, and asphalt area is proposed at the front of the pump station. Although not ideal, given the fact that sight distance is limited and there is no street parking on East Villa Real Drive, this feature is necessary for safety. Staff feels that stamped concrete may be a more appropriate treatment option for this area, as it would better visually connect the parking area with the adjacent concrete retaining wall and would also provide a visual delineation between the parking area and sidewalk. Staff is seeking direction from the DRC on this issue. Overall, the plans reflect an integrated design and a consistent aesthetic, considering site size and topography.

Issue 2: Materials and Finishes

As shown on the elevations, split-face CMU block and an asphalt shingle roof are proposed for the facility. CMU block and asphalt shingle roofing materials are typical of utility structures throughout the City, and reflect the utilitarian function and use of the property. As such, these materials are a reasonable choice. However, the site is located in a residential area where the majority of residential structures have a stucco finish and asphalt shingle roofs. Therefore, it may be desirable to utilize CMU block with a stucco finish instead, to better match the materials used in the surrounding residential area. Staff is seeking direction from the DRC on this issue. Overall, proposed materials are internally consistent and appropriate given the facility type.

ADVISORY BOARD RECOMMENDATION

SRC recommended approval of the project on January 9, 2013, subject to certain conditions. SRC conditions are listed below.

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.

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).*

   The project is not located 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).*

   The project is not located within a National Register-listed 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 project site is not located within a specific plan area, nor is it subject to any adopted design standards.

   The project has been designed such that the improvements are set back into the hillslope to the extent possible, minimizing the visibility of the improvements. The project incorporates a "stepped" design due to site topography and ties the various utility spaces together through the use of similar materials and finishes, and a neutral color palette. The

facility is located in a residential area, but serves a fundamentally different purpose as a utility structure. As such, the proposed materials and finishes do not, and are not necessarily expected to, match the residential structures in the surrounding neighborhood. The proposed finishes and materials are consistent with other water infrastructure facilities in the City and overall reflect an integrated and appropriate design theme for the facility.

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 does not constitute "infill residential development"; therefore, this finding does not apply.

CONDITIONS

Staff recommends the Design Review Committee recommend approval of DRC No. 4665-12 subject to the conditions listed below and any conditions that the Design Review Committee deems appropriate to support the required findings and ensure the preservation of community aesthetics.

All construction shall conform in substance, and be maintained in general conformance, with plans labeled Attachment 3 (dated March 2013) and as recommended or modified by the Design Review Committee.

Staff Review Committee Conditions

1. Prior to construction commencement, building permits shall be obtained as applicable.
2. Prior to construction commencement, a final grading plan and geotechnical report shall be submitted to the City's Public Works Department and a grading permit shall be obtained.
3. Prior to grading permit issuance, a final Water Quality Management Plan shall be submitted to the City's Public Works Department and approved.
4. Prior to construction commencement, encroachment permits shall be obtained. As part of encroachment permit review, driveway, sidewalk, and utility connection plans and details shall be submitted to the Public Works Department for approval.
5. Prior to construction commencement, transportation and haul permits shall be obtained. Traffic Control Plans and haul routes will be required. The City Traffic Engineer may place conditions on the permit as needed to protect public safety. Such conditions may include but are not limited to avoiding residential streets to the extent feasible, limiting lane closure hours and haul hours, requiring flagmen during lane closures to direct traffic, and replacing damaged pavement.

6. Prior to construction commencement, Fire Department approval of the Emergency Generator Plan shall be obtained. The Plan shall demonstrate compliance with Fire and Electrical Code requirements.
7. Prior to building permit issuance, construction plans shall show that all structures shall comply with the requirements of Municipal Code (Chapter 15.52 Building Security Standards), which relates to the use of specific hardware, doors, windows, lighting, etc (Ord. No. 7-79).
8. All construction activity shall be limited to the hours specified in OMC Section 8.32.
9. Prior to building permit issuance, documentation shall be submitted demonstrating that noise insulation is sufficient to reduce operational noise from proposed equipment to acceptable noise levels as defined by OMC Section 8.32.

General Conditions

10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Subsequent 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 by the City's Design Review Committee.
12. 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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing.

ATTACHMENTS

1. Vicinity Map
2. Site Photographs
3. Site, Grading, Elevations, and Floor Plans, dated March 2013
4. Color Board (to be presented at the DRC meeting)

cc: Son Tran, City Water Division