CITY OF ORANGE
DESIGN REVIEW COMMITTEE
MINUTES – FINAL

June 19, 2013

Committee Members Present:	Tim McCormack Robert Imboden Joe Woollett Craig Wheeler
Committee Members Absent:	Carol Fox
Staff in Attendance:	David Khorram, Chief Building Official Leslie Aranda Roseberry, Planning Manager Robert Garcia, Associate Planner Doris Nguyen, Associate Planner Lucy Yeager, Contract Planner Mark Schwartz, Recording Secretary

Administrative Session – 5:00 P.M.

Acting Chair Imboden opened the Administrative Session at 5:11 p.m. Committee Chair Fox was not present.

Acting Chair Imboden stated he would recuse himself from Items No. 4 & 5, due to his association with Chapman University.

Chief Building Official, David Khorram, stated there were no changes to the agenda, but made a request that the lighting portion of Item No. 4 be addressed first during that item's discussion, as the lighting engineer in attendance had a flight to catch. The Committee agreed that they would try to do that.

The Committee Members reviewed the meeting minutes from the Design Review Committee meeting of June 5, 2013. Changes and corrections were noted. Acting Chair Imboden suggested that the minutes be continued for review by the recording secretary and other staff, since some sections of the minutes have only two Committee Members who were present in both the meeting and the review of the minutes.

Committee Member Woollett made a motion to adjourn the Administrative Session of the Design Review Committee meeting.

SECOND:	Craig Wheeler
AYES:	Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett
NOES:	None
ABSTAIN:	None
ABSENT:	Carol Fox

MOTION CARRIED.

Administrative Session adjourned at 5:30 p.m.

Regular Session - 5:30 P.M.

ROLL CALL:

All Committee Members present except Chair Fox.

PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee on matters not listed on the Agenda.

There were no speakers.

CONSENT ITEMS:

(1) APPROVAL OF MINUTES: June 5, 2013

Acting Chair Imboden made a motion requesting the minutes from the Design Review Committee Meeting of June 5, 2013 be continued for review by the recording secretary and other staff, since some sections of the minutes have only two Committee Members who were present in both the meeting and the review of the minutes. The content-based revisions can then come back to the full Committee for approval with a quorum present for all items.

SECOND: Joe Woollett
AYES: Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett
NOES: None
ABSTAIN: None
ABSENT: Carol Fox

MOTION CARRIED.

Acting Chair Imboden suggested a short recess to get more chairs set up for the people who were present.

AGENDA ITEMS:

Continued Items:

(2) DRC No. 4640-12 - BJ'S RESTAURANT & BREWHOUSE

- A request to approve the final Landscape Plan for the new BJ's Restaurant and Brewhouse.
- 460 S. The City Drive
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- Continued from DRC meeting: November 7, 2012
- DRC Action: Final Determination

Associate Planner, Robert Garcia, presented a project overview consistent with the Staff Report.

Applicant, Joan Leguay, BJ's Restaurant, address on file, introduced herself, and introduced Brenna Gonzales, landscape architect, address on file.

Ms. Gonzales stated that she wanted to go through and show how the concerns that the Committee's previous concerns have been addressed in the current plans. She showed how the plant spacing issue was addressed, including flax plants spaced at 36 inches on center, and how the Rosemary Huntington Carpet and the Chinese Flame trees were also used to match the other plants for the overall center. The other issue was irrigation, and there are more detailed plans for the irrigation in the revised plans. There was also a concern about the straight edge between the BJ's and Carl's Jr. restaurants, which has been softened in the revised plans.

Committee Member McCormack asked about the spacing, and whether the actual spacing was noted on the drawings. He stated that some of the spacing and heights for certain plants seemed unrealistic: Specifically, the Giant Bird of Paradise is drawn to grow 4 feet tall, while it could get to 18 feet tall in real life.

Ms. Gonzales stated that there were only two of the plants in question, so they should still be spaced appropriately in the plan.

Committee Member McCormack stated that he thought the plants in question were going to get very big, and thought that in five years much of the vegetation would have to be removed. He also mentioned that the planting plan and planting legend on the plan view sheet should be consistent so as to avoid confusion regarding the landscaping. He suggested putting fewer plants on the property would be easier to care for and would save the applicant some money. He also stated that the irrigation plan seems very vague, with few details on the plans themselves.

Ms. Gonzales explained that most of the irrigation was drip.

Committee Member McCormack asked if the irrigation had a separate point of connection specifically for BJ's.

Ms. Gonzalezs confirmed that it did.

Committee Member McCormack requested that the legend should be consistent with the planting plan.

Committee Member Wheeler asked when they expected to open.

Ms. Leguay said the end of July.

Acting Chair Imboden opened to public comment.

Committee Member McCormack made a motion to approve DRC No. 4640-12, BJ's Restaurant & Brewhouse, pursuant to the conditions and findings in the staff report, and with the following additional condition:

- That the plant legend spacing and heights shall reflect the design intent graphically drawn on the planting plan.

SECOND: Craig Wheeler
AYES: Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett
NOES: None
ABSTAIN: None
ABSENT: Carol Fox

MOTION CARRIED.

New Agenda Items:

(3) DRC No. 4684-13 - PEREZ ADDITION

- A proposal to remodel an existing residence.
- 1932 W. Sycamore Avenue
- Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- DRC Action: Final Determination

Associate Planner, Doris Nguyen, presented a project overview consistent with the Staff Report.

The applicant's representative, Jon Califf, address on file, and the Perez family were there to speak and answer any questions. Mr. Califf said the addition was really going to improve accessibility for Ms. Perez' disabled mother.

Acting Chair Imboden asked if there was anyone from the public who wanted to comment. He also asked what exactly was being kept from the original structure.

Mr. Califf stated that much of the floor and framing were going to remain, and somewhat of the East wall was to be retained, but just about everything else was going to be new.

Committee Member Wheeler asked if the scalloped barge board that was there now was going to be kept.

Mr. Califf said it was going to be retained.

Committee Member Wheeler was pleased that it was going to stay.

Ms. Nguyen asked if that should be required on all three gables.

Committee Member Wheeler said just on the Dutch gable would be sufficient. He also asked if the diamond pane windows would be clipped on to the outside or inside of the windows.

Mr. Califf said they were available inside, outside, or in between the window panes.

Committee Member Wheeler suggested that having them outside would be best. He also asked if, on the exposed rafter tails, the rounded edges would be kept.

Mr. Califf said he could do that, but wasn't necessarily intending to.

Committee Member Wheeler asked if any of the original rafters would be kept.

Mr. Califf said he didn't think they would be.

Committee Member Wheeler stated it probably wasn't vital that they did. He then asked if the barge board was going to be the same size as the rafter. If not, he feared it was going to look too modern.

Mr. Califf said he was fine with that.

Ms. Nguyen asked for clarification on what was being asked for.

Committee Member Wheeler said he wanted the barge board to be the same size as the rafters.

Committee Member McCormack asked why the proposed driveway changes were part of the plan.

Mr. Califf said the intent was to allow drivers to have room to turn around in the driveway so they could enter the street facing forward rather than having to back out. Also, the height between the finished floor and the space right outside the finished floor were easier to grade with the new design.

Committee Member McCormack expressed concern that there was a lot of concrete together since the two houses had driveways that basically faced each other, and there wasn't going to be room to plant any trees in between the two driveways. He also asked about how the new driveway would allow drivers to turn around.

Mr. Califf mentioned that it might require a 3-point turn, but it would be feasible.

Committee Member McCormack cautioned that the driveway area might get hot, and that generally putting driveways together like this is avoided when possible.

Acting Chair Imboden asked whether the new plans met the required ratios of hardscape to landscape.

Ms. Nguyen noted that the new plan would meet the 40% requirement for landscape within the first 20 feet of setback.

Committee Member Woollett noted that it was a creative solution to meet special needs.

Committee Member Wheeler agreed that it kept the character of the neighborhood instead of modernizing, which is good. He also asked if the architect considered having a more horizontal siding feature on one of the other gables.

Mr. Califf mentioned that he had gone back and forth on that. He said it was problematic to do the Dutch gable, and that all the gables should be the same.

Ms. Nguyen asked if that was an official suggestion.

Committee Member Wheeler stated that it wasn't.

Acting Chair Imboden asked for other questions or comments, and reviewed the three official conditions that had been discussed:

- Retain the scalloped barge rafter at the location of the Dutch gable.
- The diamond pane grids be placed on the outside of the windows, and that the mullions be exterior.
- The barge rafters should be reduced to match the typical exposed rafters.

He then asked if the applicant would find these conditions acceptable.

Mr. Califf said yes.

Committee Member Wheeler made a motion to approve DRC No. 4684-13, Perez Addition, pursuant to the conditions and findings in the staff report, and with the following additional conditions:

- To retain the scalloped barge rafter at the location of the Dutch gable.
- The diamond pane grids shall be placed on the outside of the windows, and that the mullions be exterior.
- The barge rafters shall be reduced to match the typical exposed rafters.

SECOND: Joe Woollett
AYES: Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett
NOES: None
ABSTAIN: None
ABSENT: Carol Fox

MOTION CARRIED.

(4) DRC No. 4676-13 - CHAPMAN UNIVERSITY DIGITAL MEDIA ARTS CENTER (DMAC) AND RECREATION COMPLEX [Associated with previously approved Filmmaker's Village]

- A proposal to create a Digital Media Arts Center in the building formerly known as the California Wire & Cable Company by preserving and restoring the historic facade along Maple Ave. and Cypress St. and retrofitting the interior to include offices, classrooms and support uses. The project also includes preserving and restoring the façade of the former Baja Shop Motor Sports building which will be developed with lockers and restrooms. Additionally, the project includes the site's associated SCE farm, soil remediation farm, bio-filtration areas, open green space, ½ basketball court, a sand volleyball court, and seven new lighted tennis courts which create the Recreation Complex portion of the project. Not a part of this project, but integral to, is the previously approved parking structure in the southwest corner of the property. The drive entry into the site which leads into the parking structure is a part of this project. The project is proposed in three phases.
- On the Chapman University Campus, bounded by N. Cypress Street to the east [addresses 220 through 296], W. Maple Ave. to the south, the Atchison, Topeka & Santa Fe Railroad tracks to the west and, W. Palm Avenue to the north
- Staff Contact: Lucy Yeager, 714-744-7239, lyeager@cityoforange.org
- DRC Action: Recommendation with Conditions to both the Zoning Administrator (relative to Administrative Adjustment for landscape requirement adjacent to building, Variance request for height of certain fences and certain building setbacks) and the Community Development Director which has final consideration of the project

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Acting Chair Imboden recused himself based on his relationship with Chapman University, and stated he would leave for the rest of the evening.

Acting Chair Joe Woollett will chair the meeting.

Contract Planner, Lucy Yeager, presented a project overview consistent with the Staff Report.

The applicant's representative, Mark Hickner, KTGY Group, address on file, introduced the project by showing different pictures of the site.

Applicant, Kris Olsen, Chapman University, address on file, explained the soil extraction as a large carbon filter that takes vapors from underneath the ground, brings them over to underneath the half basketball court, and into the filter farm, which consists of big 55-gallon barrels of carbon that get changed out on a regular basis. These will be changed out more frequently at the start of the project, with the intervals increasing over time, until eventually the soil will be cleaned and the carbon barrels will not have to be changed out.

Mr. Hickner continued to explain other features of the project, including the use of artificial turf.

Mr. Olsen explained that the artificial turf was necessary to keep the soil from leaking anything into the water table until it is cleaned.

Mr. Hickner continued to explain other features of the project, including some of the historic features that will be retained.

Bob Morrin, Architect, address on file, explained how the Baja building features a brick façade that will be retained and used as a locker room for tennis.

Mr. Hickner stated that some of the buildings on the property had been historic, but they were demolished to make parking lots at various points in Orange's history.

Mr. Olsen stated that over the 100-year history of the area, many different waves of buildings had come and gone.

Mr. Hickner continued by showing pictures of the area in various historical stages. The final picture was a recent one.

Mr. Olsen stated that the picture was from August of 2011.

Mr. Hickner showed the three phases that the project would be completed in: the first phase will provide access to the previously approved parking garage, the second phase will establish other buildings on the property, and the third phase will be the tennis courts and locker room building. He stated that the original sheet metal was taken off of the old original tower, and will be re-used to build a new tower.

Mr. Hickner continued with a picture of the proposed entrance.

Mr. Olsen stated that the north side of the DMAC building will be taken down and a new surface that looks like galvanized metal will replace it.

Mr. Hickner stated this would recall the industrial character of the area, which was one of the University's goals in the design.

Mr. Olsen stated that the same galvanized metal would be used on the parking structure.

Mr. Hickner continued by showing the locker room building. He noted that there were some height differences in the light fixtures, based on the requirements for the championship tennis courts, which require 28-foot light fixtures, as opposed to the 24-foot fixtures on the other courts.

Mr. Olsen explained that this was because the championship court was wider than the normal courts.

Mr. Hickner concluded his presentation and stated that his entire team was available for questions.

Committee Member McCormack asked about the apparent discrepancy between the site plan and the landscaping plan. He stated that the paths looked serpentine in one drawing, but angular in another.

Todd Bennitt, landscape architect, address on file, answered that both drawings were representing the angular plan of the design.

Committee Member McCormack asked about the drainage of the tennis courts.

Mr. Bennitt stated that there was a trench drain that slopes toward the street.

Warren Williams, Civil Engineer, DRC company, address on file, added that there are lined basins used to drain the water since none of the water should go into the ground because of the soil conditions.

Committee Member McCormack asked if the material was rubber.

Mr. Williams answered that it was a neoprene, pond liner-type material. The water still ends up in the storm drain, but it goes through a bio-filter a little bit more.

Acting Chair Woollett asked if the intent over time was to remediate the soil.

Mr. Olsen stated yes.

Acting Chair Woollett asked what causes this remediation to happen: the liners are being used to keep water from the soil, and once the extraction system is in place, it will remediate the soil in 2-15 years, at which time the liners will no longer be necessary?

Committee Member Wheeler asked about the SCE farm, and whether that term simply referred to a collection of equipment.

Mr. Bennitt stated that it was just a collection of equipment, not a farm in the traditional sense. He admitted that "farm" wasn't a perfect term to use to describe it.

Committee Member Wheeler asked if the farm was screened.

Mr. Bennitt said it wasn't, since SCE has some strict guidelines about shrubs around their equipment, which created some clearance issues for additional screening. He added that there are buildings blocking most views of the farm, so most people will not be seeing the farm.

Committee Member Wheeler asked if there had to be security for the farm.

Mr. Olsen stated no, and that it was no different than a transformer at the back of any other building.

Committee Member McCormack suggested making sure the Washingtonia filifera be true plants and not hybrids, which are cheaper and which some landscapers like to use. He also asked if the tennis court fences would be galvanized, and asked if they were going to be powder-coated black.

Mr. Bennitt said they would be black vinyl coated.

Committee Member McCormack said that sounded great. He also suggested to Staff to add more leeway rather than being so restrictive with the planting requirements, so the site can be more simplified overall.

Mr. Bennitt pointed out that the parkway, at least initially, would not be sod, but would be decomposed granite, because it has the same condition as the rest of the site, and the applicants don't want to be irrigating every day into the soil.

Committee Member McCormack also suggested that the applicant look into CU Structural Soil, which features a gel that allows the roots to go through. It is a little bit more expensive, but it allows for a bigger root zone, and lessens the chance of the plant roots cracking the sidewalk.

Committee Member Wheeler asked, referring to sheet A 5-11/north elevation of the Baja building, whether the applicants were adding a section of new brick.

Mr. Morrin agreed that the plans said that, but agreed that they would change back to the corrugated metal so as not to have a false sense of history.

Committee Member Wheeler also asked about elevation #5, the east elevation of the same building, and wondered if the door that is being removed could be kept.

Mr. Olsen stated that the door is not original, and had been added recently, so it wasn't something they were trying hard to keep.

Committee Member Wheeler also asked about sheet A 3-03, regarding the trellises. He commented that the option of wood seemed strange, and recommended steel as the material for the trellises, especially since they will be angled. He also said he's glad the tower is coming back.

Mr. Hickner said the tower isn't actually historic, but it is iconic, so they wanted to restore it.

Committee Member McCormack recommended the Palm trees be irrigated. He also recommended tall metal planting stakes for the Italian Cypress trees in order to help them develop with the right shape.

Acting Chair Woollett asked if there were specific conditions that the Committee wanted to place on the approval.

Committee Member Wheeler said that his condition would be that north wall should not have new brick, and he also strongly recommended that the trellises be steel.

Committee Member Wheeler made a motion to recommend approval to both the Zoning Administrator; and the Community Development Director which has final consideration of the project, for DRC No. 4676-13, Chapman University Digital Media Arts Center (DMAC) And Recreation Complex [Associated with previously approved Filmmaker's Village] pursuant to the conditions and findings in the staff report, and with the following additional condition:

- The north elevation of the Baja building as shown on sheet A 5-11, that the portion of the new wall surface material shall be corrugated material rather than brick.

Additionally, Committee Members Wheeler and McCormack ***strongly recommended*** the following:

- The trellises should be steel rather than wood (as was shown as an option on the plans).
- The Applicant to look into the possibility of using structural soil as a sub-base for the city sidewalks adjacent to the street trees.
- To simplify and re-direct the drought-tolerant shrub and ground cover's size requirements to be as per the landscape architect, so he has the ability to design his planting concept.
- The Washingtonia filifera be true and not hybrid.
- To use tall metal stakes for the Italian Cypress trees.

SECOND: Tim McCormack
AYES: Tim McCormack, Craig Wheeler, Joe Woollett
NOES: None
ABSTAIN: None
ABSENT: Carol Fox
RECUSED: Robert Imboden

MOTION CARRIED.

(5) DRC No. 4694-13 - CHAPMAN UNIVERSITY WILSON ATHLETIC FIELD REPLACEMENT LIGHTING–EAST SIDE

- A proposal to replace three 80 foot light poles with two 90 foot light poles on the east side of the athletic field.
- Approximately 300 E. Walnut Avenue
- Staff Contact: Lucy Yeager, 714-744-7239, lyeager@cityoforange.org
- DRC Action: Recommendation with Conditions to the Community Development Director which has final consideration of the project

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Acting Chair Imboden had previously recused himself based on his relationship with Chapman University, and had already left for the evening.

Contract Planner, Lucy Yeager, presented a project overview consistent with the Staff Report, including a change to Condition 4, which now states that lighting is not to happen after 10:00 pm unless there are special events or sports games that go into overtime.

The applicant's representative, Mark Hickner, KTGY Group, address on file, added that the poles are being replaced because eventually there will be a new set of bleachers there, and the poles are being replaced to improve sight lines. The new light readings will still be less than .5 foot-candles, which is the current City standard.

Michael Marchetti, Musco, address on file, explained that with one of the poles being removed to improve sight lines, the two remaining poles need to be a little bit taller.

Mr. Hickner added that they are the same as the ones on the other side of the courts.

Committee Member Wheeler asked about the discrepancies between some of the numbers on the different plans for the new proposed designs.

Mr. Marchetti explained that at one point there were two different options being discussed, but then one of the options was subsequently eliminated. He also explained that some of the numbers on the plans are different from each other because they are sometimes rounded differently, and they are sometimes using different scales in different drawings as well.

Committee Member Wheeler made a motion to recommend approval to the Community Development Director which has final consideration of the project, for DRC No. 4694-13, Chapman University Wilson Athletic Field Replacement Lighting–East Side, pursuant to the conditions and findings in the staff report, and with the following amended condition:

- Change Condition 4 shown in the Staff Report to read that lighting shall not occur after 10:00 pm unless there are special events or sports games that go into overtime.

SECOND:	Tim McCormack
AYES:	Tim McCormack, Craig Wheeler, Joe Woollett
NOES:	None
ABSTAIN:	None
ABSENT:	Carol Fox
RECUSED:	Robert Imboden

MOTION CARRIED.

ADJOURNMENT:

Committee Member Wheeler made a motion to adjourn to the next regular scheduled Design Review Committee meeting on July 3, 2013.

SECOND: Tim McCormack
AYES: Tim McCormack, Craig Wheeler, Joe Woollett
NOES: None
ABSTAIN: None
ABSENT: Carol Fox, Robert Imboden

MOTION CARRIED.

Meeting adjourned at 6:48 p.m.