DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE: AUGUST 21, 2013

TO: Chair Fox and Members of the Design Review Committee

FROM: Leslie Aranda Roseberry, Planning Manager

SUBJECT: DRC 4704-13 – HUDSPETH RESIDENCE

SUMMARY

The applicant proposes to demolish an existing detached garage and construct a two story structure to the rear of the property. The proposed structure will contain a garage and half bath on the first floor and a two bedroom unit on the second floor.

RECOMMENDED ACTION—FINAL DETERMINATION

Should the DRC approve DRC 4704-13, staff requests the DRC include the conditions at the end of this staff report and state the findings upon which the approval is based.

BACKGROUND INFORMATION

Applicant:	Terry and Gaye Hudspeth
Owner:	Terry Hudspeth and Gaye Applegate Hudspeth
Property Location:	143 S. Citrus
General Plan Designation:	LMDR (Low Medium Density Residential)
Zoning Classification:	R-2
Existing Development:	Single family residence and detached garage
Property Size:	6712 sq ft
Associated Applications:	None
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 or Conversion of Small Structures because the project consists of the construction of a single family residence. There is no public review required.

PROJECT DESCRIPTION

The applicant proposes to demolish an existing 344 sq ft garage and construct a 942 sq ft dwelling unit over a 1,323 sq ft garage at the rear of the property. The unit will have a 351 sq ft deck as the required open space for the second unit.

The footprint of the proposed building is nearly square and measures 39'11" x 33'2". The applicant proposes a two car garage on the first floor along with an open area for a workshop or storage. The façade of the first floor shows shuttered windows and craftsman styled doors. The second floor shows shuttered windows and a slider which opens onto the deck.

The proposed building has a hip roof, stucco exterior, and composition shingle roof. The proposed colors of white and yellow would match the existing house.

EXISTING SITE

The site is developed with an existing 1,242 single family dwelling unit and detached 344 sq ft garage. The architecture of the existing dwelling is Post War Style Minimal Traditional with a hip roof, shuttered windows, and covered porch.

EXISTING AREA CONTEXT

The subject property is just a few lots away from the Chapman Avenue. The parcels fronting Chapman are zoned C-2 and are commercial in nature. The block of Citrus between Chapman and Almond consists primarily of one story single family homes as seen from the street. The property directly to the north of the project site has a two story element on the single family home facing the street. At the end of the street there appears to be a second story over a garage. Directly to the rear of the subject property, on Batavia, there is a two story structure that is visible from Citrus.

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 TH E ISSUES

Issue 1 Architectural Design:

The architectural details of the existing home, which include shuttered windows, stucco, and a hip roof are included in the details of the proposed home. However, the portrayed garage door and man door are more characteristic of a craftsman bungalow style. Should the DRC approve the project, staff has added a condition that the two doors be changed to a more appropriate style. The 8'10" x 39'11" deck extends across the entire façade and extends slightly out from the garage face.

The north elevation depicts a man door and lighting, the south elevation does not depict any architectural features while the east elevation depicts five windows and a slider.

Issue 2 Massing and Scale:

The proposed building is set back approximately 90' from the street. The proposed building extends to the side yard setbacks of 5' from each property line. Staff has expressed concerns with the massing of the proposed building and the affect on the streetscape. The Infill Design Guidelines state:

> *"Adjacent residences should be compatible in scale and height in order to blend with neighboring structures, and not overwhelm them with disproportionate size."*

> *"The dominant existing scale of an established neighborhood should be maintained. Special attention should be given to the design of a two-story structure or addition constructed in a predominately one-story neighborhood to ensure that it is similar in scale and mass with surrounding structures and contributes to a harmonious transition between new development and the existing neighborhood."*

The proposed project is more than twice the size of the existing house and extends the entire width of the rear yard from setback to setback. The new construction will be very visible to the street and may overwhelm the existing home.

Issue 3 Color Palette:

The applicant proposes to utilize similar colors as the existing home, specifically, white stucco (Behr #4050) with yellow trim (Glidden GL6112). The color palette is therefore compatible with the existing home.

Issue 5 Landscaping:

The applicant proposes to utilize lawn, *Lobularia maritime* (Alyssum), and *Rosa hybrid iceberg* (Iceberg rose). The flowers would be planted along the westerly portion of the new building as well as for a portion of the area between the proposed building and southerly fence.

Issue 6 Signage:

There is no signage proposed with this project.

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.

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 lies outside 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 lies outside the Old Towne 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).*

   Should the DRC approve the project, the DRC will need to provide the findings at the meeting.

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).*

   Should the DRC approve the project, the DRC will need to provide the findings at the meeting.

CONDITIONS

Should the DRC approve the project, staff recommends the following conditions be applied to the project:

1. The style of the garage door and man door shall be modified to be architecturally compatible with the building.
2. An approved precise grading permit shall be obtained through the Public Works Department prior to issuance of a building permit.
3. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
4. Prior to building permit issuance, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities. Contact Ramona Takahashi for information at 714-288-2485.
5. Prior to building permit issuance, construction documents shall show a minimum twenty-foot (20') separation from the public water system facilities to the proposed/existing

buildings and structures per the City of Orange Standard Location Of Undergrounding Utilities Standard and as approved by the Water Division.

6. Prior to building permit issuance, construction documents shall show that the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113 and will be approved by the Water Division.
7. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
8. At least fourteen calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
9. Prior to issuance of certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.
10. All construction shall conform in substance and be maintained in general conformance with plans and exhibits in the staff report (date stamped received August 5, 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 August 21, 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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. Letter from the applicant
3. Photos of project site and surrounding properties
4. Project plans

cc: Terry & Gaye Hudspeth
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Orange, CA 92868