DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	SEPTEMBER 4, 2013
TO:	Chair Fox and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Robert Garcia, Associate Planner
SUBJECT:	DRC No. 4696-13 – MORRIS RESIDENCE

SUMMARY

A proposal to construct a new one-story single family residence on a vacant lot located at 4537 W. Tiller Avenue.

RECOMMENDED ACTION – FINAL DETERMINATION

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

BACKGROUND INFORMATION

Applicant/Owner:	Steven H. Morris
Property Location:	4537 W. Tiller Avenue
General Plan Designation:	LDR (Low Density Residential)
Zoning Classification:	R1-6 (Residential Single Family)
Existing Development:	Vacant Lot
Property Size:	6,500 SF
Associated Applications:	None
Previous DRC Project Review:	None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). This exemption applies to the project because the applicant is proposing to construct a new single-family residence. There is no environmental public review required for a categorical exemption.

PROJECT DESCRIPTION

A proposal to construct a new one-story single family residence with an attached garage on a vacant lot, consisting of 1,655 SF.

EXISTING SITE

The subject vacant site is located within a residential single family district in the western edge of the City. In 1994 the Zoning Administrator approved Variance no. 1984 to allow a reduction in the minimum lot depth requirement for one of the two parcels to be created by a subdivision. The approval allowed for a lot depth of 80 feet for the Tiller Avenue lot.

EXISTING AREA CONTEXT

The subject site is bordered on the north, east, and south by single-family residential uses zoned R1-6. The location is in close proximity to the City of Anaheim on the north and the City of Garden Grove on the west. With the exception of a two-story addition on top of a garage, the established neighborhood consists of one-story houses built in 1955. There is no particular style to reference for this neighborhood.

EVALUATION CRITERIA

O.M.C. Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This O.M.C. Section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

Architectural Features.

- 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.
- 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 1,232 SF one-story single family residence with an attached 423 SF two-car garage will have 3 bedrooms and 2 baths with a paved RV parking space in the side yard. The

size of the proposed house is within the range of homes in the neighborhood. The exterior of the house will be finished with stucco and window surroundings including shutters. The existing homes are predominately stucco with some transitioning of newer type windows and garage doors. The proposed colors and materials give the house a warm "Spanish" feel to it, but it in staff's opinion it is not over whelming to the neighborhood. The roof will be gable and have a 4:12 roof pitch which is similar to the established neighborhood.

ADVISORY BOARD RECOMMENDATION

None required.

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 architectural design of the project and the landscape creates a cohesive theme since the proposal utilizes type, size and location of landscape materials that support the project's overall design concept. Building elements and identifying features are used to create a visual interest and a cohesive style for the proposed residence. The accent treatment and varying wall planes will enhance the proposed building frontage.

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 construction, including landscaping and site design shall conform in substance and be maintained in general conformance with plans and exhibits date labeled September 4, 2013, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any change to the approved plans shall be subject to review and approval by the Design Review Committee.
2. Except as otherwise provided herein, this project is approved as a precise plan. After any application is 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 change complies with the provisions, 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.
3. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
4. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
5. Applicant/developer shall be aware that all work within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.
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. 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.

8. 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.
9. 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 Photographs
3. Color & Material Scheme
4. Plans date labeled September 4, 2013

cc: Greg Ocasek
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