DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	SEPTEMBER 18, 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. 4683-13 – CASA TERESA

SUMMARY

A proposal to demolish an existing non-contributing single-story duplex and replace it with a two-story multifamily structure.

RECOMMENDED ACTION – PRELIMINARY REVIEW

Staff recommends the DRC review the proposal and provide comments to the applicant regarding the design of the proposal to support the required findings and ensure the preservation of community aesthetics.

BACKGROUND INFORMATION

Applicant/Owner:	Mark Murrel/Casa Teresa
Property Location:	815 E Chapman Avenue
General Plan Designation:	OTMIX (Old Towne Mixed Use 6-15 du/ac; Max. 0.6 FAR)
Zoning Classification:	OTMU-15S (Old Towne Mixed Use Spoke Street)
Existing Development:	Developed site with seven structures
Property Size:	22,971 SF
Associated Applications:	MNSP 0735-13
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 15332 (Class 32 in-fill development). This exemption applies to the project because the applicant is proposing to meet all applicable general plan policies and applicable zoning regulations. There is no environmental public review required for a categorical exemption.

PROJECT DESCRIPTION

A proposal to demolish an existing non-contributing 1970's single-story duplex totaling 1,716 SF and replace it with a new two-story 7,616 SF multifamily structure. The first floor would consist of two units totaling 3,076 SF and the second floor would consist of two units totaling 4,540 SF. The structure would have tuck under parking in the rear portion of the structure. The structure will house a Transitional Housing shelter for homeless pregnant women. The proposed architecture of the multifamily structure is of a Spanish style with clay red tiles, smooth stucco with wood trims, corbels, wood window trims and cladding, and solid wood doors.

EXISTING SITE

This site is improved with seven structures on it, including two contributing structures. There is a two-story contributing 1920's Spanish Colonial Revival structure is in excellent condition with some level of alteration located on Chapman Avenue adjacent to the proposed new structure. The other contributing structure is located on Pine Street it is a single-story 1920's Mediterranean Revival in good condition with no apparent changes to the structure. The structure to be demolished and the remaining single-story structures are all non-contributing.

EXISTING AREA CONTEXT

The area is surrounded by a variety of commercial and residential uses. The properties to the north are zoned Residential Single Family (R-1-6); the properties to the east are zoned Old Towne Mixed (OTMU-15S), and Office Professional (O-P); the properties to the south are zoned Old Towne Mixed (OTMU-15S), and Public Institution (P-I); and the properties to the west are zoned Old Towne Mixed (OTMU-15S).

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This OMC 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 two-story structure meets the development standards as outlined in OMC Chapter 17.19 Mixed Use Districts as it relates to setbacks, height, and building separation. Staff is seeking DRC feedback on the location, massing, scale and proportion of the proposed structure as it relates to the surrounding area and the adjacent contributing structures.

Architecture
The proposed architecture of the multifamily structure is of a Spanish style with clay red tiles, smooth stucco, wood trim, corbels, wood window trims and cladding, and solid wood doors. The proposed Spanish architecture resembles the existing Spanish Revival style of the contributing structure on Chapman Avenue but also differs as to not overshadow the contributing structure and give a false sense of history to the proposed structure. The finish colors would be of earth tones which would complement the surrounding structures.

Setback
The proposed structure would have a 15 foot setback to the first story and a 20 foot setback to the second story. The current contributing structure on Chapman Avenue has an existing setback of 25 feet. Other structures along Chapman Avenue have varying setbacks. The proposed structure would not be in line with the existing contributing structure. This may be overwhelming and detract from the contributing structure. Staff is seeking DRC feedback as to the appropriateness of the setback in relation to the adjacent contributing structure and proposed structure.

Massing
The front façade would have different planes to assist in breaking up the massing of the 58 foot wide building. The proposal calls for different architectural elements to assist in breaking up the massing on the side and rear elevations. Due to the length of the structure, 92 feet, the rear 40 foot portion which has the tuck under parking would have a different look to it to give the appearance of it being a separate structure. The proposed structure height is the same as the contributing structure on Chapman Avenue measuring 24’-6”. The contributing structure on Chapman Avenue has a width of approximately 40 feet by a length of approximately 39 feet. The Staff is seeking DRC feedback as to the appropriateness of the proposed scale and massing.

ADVISORY BOARD RECOMMENDATION

None required.

ATTACHMENTS

1. Vicinity Map
2. Existing Photographs
3. Proposed Perspectives
4. Historical Resource Sheets
5. Plans date labeled September 18, 2013

cc: Mark Murrel
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