DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	NOVEMBER 20, 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. 4711-13 – BOLAND RESIDENCE

SUMMARY

The applicant is proposing an addition to an existing residence and a new attached accessory second dwelling unit. The addition to the main house includes a first floor and second floor component with an attached garage and an attached accessory second dwelling unit.

RECOMMENDED TO 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:	John Boland
Property Location:	554 N. Grand Street
General Plan Designation:	Low Density Residential (LDR)
Zoning Classification:	Single Family Residential District (R-1-6)
Existing Development:	959 SF Single-story Single Family Residence
Property Size:	6,327 SF
Associated Applications:	None
Previous DRC Review:	None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the provisions of the California Environmental Quality Act (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 accessory second dwelling unit. There is no environmental public review required for a categorical exemption.

PROJECT DESCRIPTION

The project includes modifications to the existing residence which includes a 343 SF addition to the first floor, a 692 SF second floor and construction of a new attached 639 SF accessory second dwelling unit and construction a new 465 SF two-car garage. The proposed addition and accessory second dwelling unit will match the existing residence in finish materials. This includes matching cement plaster, window treatment, and roof pitch. The existing fascias will be removed to expose the rafter tails which will match the proposal. The expansion of the exiting single family residence will consist of a family room on the first floor and three bedrooms and two baths on the second floor. The entry way to the proposed accessory second dwelling unit will be from the alley and would consist of a kitchen, bathroom and two bedrooms. The two car garage would be accessed from the alley, as well as the additional required parking space for the accessory second dwelling unit.

EXISTING SITE

The subject property was built in 1924 and contains a 959 SF single story dwelling with no garage. The house has a non-conforming setback on the north side yard of 3'-4".

EXISTING AREA CONTEXT

The existing property is located north of the Historic District that includes 1 and 1½ story houses adjacent to it and 4 story Chapman University Dormitories. Across the alley there are 1 and 2 story structures.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the Design Review Committee 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. **Secondary Functional and Accessory Features**.

   a. 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 existing height of the one-story residence is 10'-10" to the roof ridge and the proposed height of the roof of the second story roof is 20'-7". As the second story roof is setback 83 feet, there is no issue with massing or visibility to the street. The massing of the second story is located at the rear of the property; therefore the one story character of the street is maintained. The proposal also calls for wall breaks and the use of different color stucco to assist in the breaking up of the massing.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee reviewed the proposal on Wednesday October 16, 2013 and recommended approval with comments and conditions. The conditions have been incorporated into the staff recommendations.

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 creates a cohesive theme since the proposal utilizes type, size and location of 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 November 20, 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. Subsequent modifications to the approved architecture or 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.

4. All work within public right-of-way and public utility easements will require Encroachment Permits. These works include sidewalk and driveway constructions and utility connections.

5. The proposed accessory second housing unit shall require a separate address. Please contact the Public Works Department at (714) 744-5525 for new address assistance.

6. The applicant is required to submit a Non-priority Water Quality Management Plan (NP-WQMP) for review and approval. The NP-WQMP must be accompanied by the review deposit of $350.00. The template for the NP-WQMP is available on our website, as well

as a guidance document for the preparation of a NP-WQMP. The applicant may contact the Surface Water Quality Division with any questions.

7. Prior to issuance of a building permit, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
   - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
   - Incorporates the applicable routine structural (pervious paving or other engineered BMP) and non-structural source control BMPs, as defined in the Drainage Area Management Plan (DAMP);
   - Generally describes the long-term operation and maintenance requirements for structural control BMPs;
   - Identifies the entity responsible for long-term operation, maintenance, repair and/ or replacement of the BMPs;
   - A copy of the forms to be used in conducting maintenance and inspection activities;
   - Adheres to record keeping requirements (forms to be kept for 5 years).
8. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
   - That all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
   - That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
   - That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
9. 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.
10. 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.
11. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
12. 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.

13. 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. Plans date labeled November 20, 2013

Cc: Rick Fox
Stratos Form
275 S. Glassell Street
Orange, CA 92866