

**CITY OF ORANGE
DESIGN REVIEW COMMITTEE
MINUTES – FINAL**

October 16, 2013

Committee Members Present: Carol Fox
Tim McCormack
Craig Wheeler
Joe Woollett

Committee Members Absent: Robert Imboden

Staff in Attendance: David Khorram, Chief Building Official
Anne Fox, Contract Staff Planner
Robert Garcia, Associate Planner
Doris Nguyen, Associate Planner
Sharon Penttila, Recording Secretary

Administrative Session – 5:00 P.M.

Chair Fox opened the Administrative Session at 5:16 p.m. and asked if there were any changes to the agenda and there were none.

Committee Members made corrections to the September 18, 2013 minutes.

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

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

MOTION CARRIED.

Administrative Session adjourned at 5:25 p.m.

Regular Session - 5:30 P.M.

ROLL CALL:

The Regular Session began at 5:32 p.m. All Committee Members were present except Committee Member Imboden.

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: September 18, 2013

Committee Member Woollett made a motion to approve the minutes from the Design Review Committee meeting of September 18, 2013, with the changes and corrections noted during the Administrative Session.

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

MOTION CARRIED.

AGENDA ITEMS:

Continued Items: None

New Agenda Items:

(2) DRC No. 4653-12 - SKY PALM MOTEL

- A proposal to expand an existing motel, which will consist of adding one motel room and the fitness room on the ground floor and one motel room and the storage room on the second floor at the rear of the property.
- 210 N. Tustin Street
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Robert Garcia, Associate Planner, presented a project overview consistent with the Staff Report. He indicated the proposal does not meet the landscape standards. The applicant is proposing to provide 11 trees on-site instead of the required 35 trees. Also the requirement for a 4-foot wide planter would not meet the required 25 foot minimum drive aisle for two-way traffic. It was felt it was better waving the landscape requirement instead of the backup requirement.

Darian Radac, the applicant's architect, address on file, was excited to get this project started. They have tried to add as much landscaping as possible and they will maintain the landscaping.

Public Comments:

None.

Chair Fox opened the item to the Committee for discussion.

Committee Member Wheeler saw the notes about the palm trees on page 1 but didn't see them on page A4. Mr. Radac said they should have put a photo of the existing palm trees on that page.

Mr. Garcia addressed the issue of putting a landscape planter all the way across and the problem would be it would push the parking space two feet back. Committee Member Woollett said aesthetically they should take the overhead space and turn it into a planter. Committee Member McCormack didn't think the 6 feet should be a requirement but to upgrade it. Mr. Radac said they could put in a curb and a 4-foot planter.

Committee Member McCormack would like the new palms to match the existing ones.

Chair Fox felt the landscaping could only be seen behind the building and only the palm trees can be seen from the front.

Committee Member Wheeler didn't see anything that defined what was being done to the property line wall in the back. Mr. Radac said the cabana would be demolished and the existing

wall would remain. Committee Member Wheeler also asked if there would be a problem getting the trash dumpster out with a car parked in space 16. Mr. Radac said they couldn't put the trash enclosure anywhere else on the property and it could be marked as a staff only parking space.

Committee Member Wheeler said on sheet A5 the elevations were not marked correctly – east should be north and north should be west.

Committee Member Woollett felt the block wall on the north property line could be an opportunity for some vines.

Chair Fox noted the bumpers were 3 feet 4 inches off the base of the fence and was being used to protect the palms trees. Committee Member Woollett felt it should be a requirement that the north property line be planted. Committee Member Wheeler said they would condition it when the landscape plan came back to the Committee prior to issuance of building permits.

Chair Fox made a motion to recommend approval of DRC No. 4653-13, Sky Palm Motel, to the Planning Commission subject to the Conditions contained in the Staff Report, with the following additional Conditions shown below; and subject to the Findings contained in the Staff Report:

- A landscape strip shall be provided on the north property line behind the current location of the wheel stops.
- The property line block wall at the back of the property shall be reconstructed if it was demolished due to the removal of the cabana.
- Parking space #16 marked with employee only parking.
- Landscape plan shall come back to the DRC prior to building permit issuance.
- Parking bumper shall be replaced with a continuous curb.
- Property line wall shall be constructed to match the existing wall.

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

MOTION CARRIED.

(4) DRC No. 4703-13 – AT&T WIRELESS

- A proposal to replace an existing light standard with a light standard that would hold wireless antennas. A new equipment/trash enclosure would be constructed on the north end of the parking lot to be shared with Verizon Wireless.
 - 555 S. Hewes Street (El Modena Park)
 - Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
 - DRC Action: Recommendation to the Planning Commission
-

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

Alexander Lew, from Core Communications, address on file, stated the design had been dictated by Community Services. They have found the conditions in the staff report acceptable.

Public Comments:

None.

Chair Fox opened the item to the Committee for discussion.

Committee Member McCormack asked how the Verizon and AT&T items related to each other. Ms. Nguyen stated they would share the equipment building in that the building would be extended so if Verizon was approved, they would build a trash enclosure and a portion of the building.

Chair Fox was concerned about a seam and asked if they were going to be built at the same time and with the same contractor. Mr. Lew said the intent was for both carriers to share in the cost and use the same contractor to build the whole thing so there would be no seam. Chair Fox said it looked like under Verizon they had the end wall and then AT&T had the back of that and it's not like two buildings on a common property line. Ms. Nguyen explained if Verizon was to be constructed first, then AT&T would come and build 3 walls on the end and take out the hip portion and then extend it out. Chair Fox had a concern that a flashing would cover the seam in the roof.

Committee Member Wheeler did not see anything that described the diameter of the pole. Committee Member Woollett asked if the poles would be the same height as the existing pole.

Ms. Nguyen said it would be a couple of inches shorter. Committee Member Wheeler wanted to be sure the poles would be the same diameter.

Committee Member Woollett said the lights on the pole would be more of a concern for the people on the hill. Chair Fox found the pole replacement to be far better than the freestanding antennas.

Committee Member Wheeler wanted to be sure on the building that the wall finish and roofing would match. Ms. Nguyen said it was one of the conditions.

Chair Fox wanted to encourage that this be built by one contractor at the same time.

Committee Member Woollett made a motion to recommend approval of DRC No. 4703-13, AT&T Wireless, to the Planning Commission subject to the Conditions contained in the Staff Report, with the following additional Conditions shown below; and subject to the Findings contained in the Staff Report:

- The pole diameter shall be the same as the existing Sprint facility.
- If the building is constructed separately from the adjacent Verizon facility that the connection between the buildings shall be seamless.
- The stacking pattern on the block shall match the existing one.

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

MOTION CARRIED.

(3) DRC No. 4678-13 – VERIZON WIRELESS

- A proposal to replace an existing light standard with a light standard that would hold wireless antennas. A new equipment/trash enclosure would be constructed on the north end of the parking lot to be shared with AT&T Wireless.
 - 555 S. Hewes Street (El Modena Park)
 - Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
 - DRC Action: Recommendation to the Planning Commission
-

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

Eric Meurs, from Plancom Inc, address on file, stated he was available to answer any questions the Committee might have.

Public Comments:

None.

Chair Fox opened the item to the Committee for discussion.

Chair Fox stated she did not see the roofing material callout or the specs in the plans. Mr. Meurs said they generally don't put the roofing material on the planning drawings but they are specified on the construction set. He also clarified that the trash enclosure material would be chain link which was what the Park was asking for but they are open to other suggestions. Chair Fox felt corrugated metal would be a better choice.

Committee Member McCormack asked if it was the intent to locate the building right up against the back of the curb. Mr. Meurs said it was to minimize any impact on the Park and they were told to put it right up against the curb. Ms. Nguyen said the driveway in that area was fairly wide and they weren't concerned about occupying it because the trash bin itself does not encroach on the drive aisle so moving it back on the lawn would get it out of the way of the asphalt but still maintain the space and it would be the easiest for trash pickup.

Mr. Meurs clarified that the parking spaces are parallel to the trash bin so no one could back into them. Committee Member McCormack was concerned about the people in the handicapped spaces backing up and maybe the yellow bollards needed to come out. Chair Fox didn't want to push the building back. She was concerned with visibility from Hewes and she would prefer for it not to be perched on the top edge of the slope. Committee Member Woollett suggested putting in a curb. Ms. Nguyen stated there is a curb there now and there is a depression area for the trash enclosure. Committee Member Woollett suggested moving the existing curb and stopping at the west side of the trash container. Committee Member Wheeler felt it would be good to add a suggestion of moving the curb up. Mr. Meurs said they had been instructed to minimize the impact on parking and put it right up against the curb.

Committee Member Wheeler made a motion to recommend approval of DRC No. 4678-13, AT&T Wireless, to the Planning Commission subject to the Conditions contained in the Staff Report, with the following additional Conditions shown below; and subject to the Findings contained in the Staff Report:

- The diameter of the pole shall match the diameter of the existing Sprint pole.
- The building material shall match the existing restroom building in material, color, texture; and the masonry of the building shall match the existing building.
- The enclosure to the trash area shall be changed to corrugated metal.
- Recommendation that the applicant consider moving a curb out away from the front of the building to minimize possible damage of people backing up into the structure and to match the width of the handicap off-loading zone on the north side of the handicap space by 42”.
- Every effort be made to ensure no seam is visible in the block or the roofing between the two portions of the accessory building if constructed separately. If a seam is necessary, it has to be done with a metal reglet.

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

MOTION CARRIED.

(5) DRC No. 4698-13 – PROVISIONS MARKET

- A proposal to replace an existing wall sign with a projecting wall sign, install a new hanging pedestrian blade sign with exterior spot light fixtures, and window signs.
- 141-143 N. Glassell Street, Plaza Historic District
- Staff Contact: Anne E. Fox, 714-744-7236, afox@cityoforange.org
- DRC Action: Final Determination

Committee Member Wheeler recused himself from the item's presentation due to a conflict of interest based on the location of his business.

Anne Fox, Contract Planner, presented a project overview consistent with the Staff Report. OPA had concerns that it may not be satisfying all the standards as outlined in the Old Towne Design Standards regarding two issues. One concerned how the sign would be illuminated and the other was more of a question as to whether or not staff had calculated the amount of window signage and if it would exceed the requirements. Both concerns had been addressed by staff.

Ace Patel, applicant, address on file, had nothing to add.

Public Comments:

None.

Chair Fox opened the item to the Committee for discussion.

Committee Member Woollett wanted to know how the sign was built.

Raul Romero, sign designer, said it was an aluminum box with an overall size of 11" – the cabinet box was 10" with 1" square tubing inside with a 3/4" cap. He further explained that the letters would be raised 3/4" and backlit with LED lights. The lighting would be behind the letters, the border and around the logo.

Committee Member McCormack asked if it was silhouette type lighting and Ms. Fox replied yes.

Chair Fox asked if it was like the Filling Station or City Citrus Grill. Ms. Fox explained it was a little different because they use neon and neon is permitted and was backlit.

Committee Member Woollett asked if the light and the LEDs were in the letters then it must have sides to the middle box. Mr. Romero said the border would be raised 3/4" and the light was going to be inside the border and it would be 1" thick and the letters would be raised 3/4" from the box. Committee Member Woollett asked what would support the lettering. Mr. Romero said it would have lexan behind the letters and the LEDs would be inside the letters. He explained that the white on the box was not lexan but just the paint on the cabinet. It would be a solid cabinet. Ms. Fox explained the cabinet itself did not light up and it was not a conventional cabinet. Mr. Romero showed on the plans how the lights could be seen from the back of the letters.

Chair Fox said the Ordinance on page 19 states that signs shall be wood or metal or utilize materials that accurately simulate wood or metal. Neon on painted metal is permitted for hanging and projecting. Under lighting on page 20, it states no internally illuminated signs shall be permitted or replaced. Committee Member Woollett explained this was trying to prevent a box with plastic on both sides. What was allowed was individual letters. Ms. Fox stated that City Citrus Grille's is more of a halo effect and the LEDs are inside the letters but not projecting them through and lighting them up. Chair Fox felt the Ordinance needs to be reworked to reflect the modern trends.

Committee Member Woollett asked whether it was going to be cold or warm LEDs and Mr. Romero said it would be cold. The Committee Members discussed their desire to have warm LEDs.

Committee Member McCormack asked if the flex tube LED was in a line or an actual extruded LED in a line. Mr. Romero said it was in modules every 2" and in an even line. There would be only 3/4" between the cabinet and the letters.

Chair Fox asked where the power supply be coming from and Mr. Romero said inside the square tubing.

Chair Fox stated that for anchorage, there were a lot of holes in the façade and it's unknown what is behind the sign that is being taken down. She would like to make it one of the conditions that existing holes be used or use grout joints between the brick and to not drill any holes in the historic brick.

Committee Member McCormack wanted to add that the square tubing supporting the sign be black to match the black sign. Mr. Patel indicated it would be in a matt finish.

Chair Fox asked if the lighting for the pedestrian sign with a 9" x 3" housing would sit like a box. Mr. Patel said it would and they could look for something smaller.

Committee Member McCormack asked if the blade sign was a rigid mount. Mr. Patel said it would not swing and they would make it so it would not get hit. Committee Member McCormack thought it would be nice to have two lights on each side.

Chair Fox made a motion to approve DRC No. 4698-13, Provisions Market, subject to the Conditions contained in the Staff Report, with the following additional Conditions shown below; and subject to the Findings contained in the Staff Report:

- All anchorage and electrical conduit for the new projecting sign should be in existing holes in the historic brick or in grout joints.
- Any holes from the existing sign removal that need patching should use grout to match existing grout.
- Light fixture that light the hanging blade sign should be reselected to minimize its size and suggest a remotely located transformer.
- Square tubing be black, powdered coated matte finish.
- If bricks need patching, matching grout must be used.

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

MOTION CARRIED.

(6) DRC No. 4710-13 – WHO-SONG & LARRY’S RESTAURANT

- A proposal to modify the exterior of a 7,705 square foot restaurant as a result of a re-branding of a Mexican restaurant chain from Acapulco to Who-Song & Larry’s, including new signage.
 - 1535 W. Katella Avenue
 - Staff Contact: Anne E. Fox, 714-744-7236, afox@cityoforange.org
 - DRC Action: Final Determination
-

Anne Fox, Contract Planner, presented a project overview consistent with the Staff Report. She distributed sheet A61.

Rex Shields from Real Mex Restaurant, address on file, stated that Ms. Fox gave a good explanation of the project.

Public Comments:

None.

Chair Fox opened the item to the Committee for discussion.

Committee Member Woollett said it looks like they are going to tear down the trash enclosure. The Committee discussed disparity in drawings vs. applicant’s intentions concerning the trash enclosures.

Committee Member Wheeler stated looking at the exterior elevation #1, the wood base was not being carried around and stopping at the corner. He asked if it was not being carried across the street elevation and the driveway elevation and that it was on the pedestrian side and not the vehicle side. Mr. Shields said that was correct.

Committee Member Wheeler was curious about the metal poles. Mr. Shields said they were banner poles and they would all go away.

Committee Member Wheeler’s big issue was the back story of the building. He sees a new building, new finishes and then all of a sudden there are rust stains being applied. Mr. Shields said the whole concept was about going into Mexico and seeing an old rustic building. It’s the reason for the faux finishes like an old cantina in Mexico. Once the interior was done then it would be like an old cantina. Committee Member Wheeler felt the rust stains would look like poor maintenance and would it read as a total concept or would it just fade away. Chair Fox had the same issue in that the rust was coming off of wood. Mr. Shields said if the rust stains are an issue, they can remove it and just have a faux finish. Chair Fox suggested putting a steel flashing at the base that would eventually rust. Committee Member McCormack suggested a flickering light. Mr. Shields stated the fixtures are to be removed.

Chair Fox overall loved the design and Committee Member Wheeler liked it as well.

Committee Member McCormack asked what was the reason for the design of the wood veneer. Mr. Shields responded it was just going around the existing columns, all the wood would be capped on the top and the depth of it would be 9”. Committee Member McCormack felt it was a good opportunity for some low level lighting. Mr. Shields said they were going to use LED lighting.

Committee Member Wheeler made a motion to approve DRC No. 4710-13, Who-Song & Larry’s Restaurant, subject to the Conditions contained in the Staff Report, with the following additional Conditions shown below; and subject to the Findings contained in the Staff Report:

- No rust stains, just a faux finish.
- Trash enclosure remain the same except for a color change.

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

MOTION CARRIED.

ADJOURNMENT:

Committee Member Wheeler made a motion to adjourn to the next regular scheduled Design Review Committee meeting on November 6, 2013.

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

MOTION CARRIED.

Meeting adjourned at 7:30 p.m.