

# DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: JULY 16, 2014

To: Chair Imboden and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Marissa Moshier, Associate Planner – Historic Preservation

SUBJECT: DRC No. 4728-14 – Sami Medical Office Garage

#### **SUMMARY**

The applicant proposes to construct a 692 square foot three car garage at the rear of a medical office building in the Old Towne Historic District. The medical office building is a non-contributor to the Historic District.

#### RECOMMENDED ACTION - FINAL DETERMINATION

Staff recommends that the DRC approve the proposed project 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: David A. Sami, 392 S. Glassell, LLC

Property Location: 392 S. Glassell Street

General Plan Designation: Old Towne Mixed Use 6-15 du/ac

Zoning Classification: Old Towne Mixed Use 15S

Existing Development: 5,410 SF medical office building and surface parking lot with 21

spaces

Property Size: 12,735 SF

Associated Applications: MNSP 0773-14

Previous DRC 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 (New Construction or Conversion of Small Structures) because the project involves construction of an accessory structure associated with an existing medical office building. There is no environmental public review required for a Categorical Exemption.

#### PROJECT DESCRIPTION

The applicant proposes to construct a 692 square foot detached three car garage at the rear of a medical office building in the Old Towne Historic District. The property owner is requesting secure covered parking for onsite managers' vehicles and for a secondary, backup vehicle when he is on call for the Children's Hospital of Orange County. The proposed garage will be located at the northwest corner of the property and will replace three uncovered parking spaces. The proposed garage provides an equal number of parking spaces and will not reduce the total number of parking spaces on the lot. The existing surface parking configuration with landscaped areas will be retained in all areas that are not directly affected by the proposed new construction. One tree will be removed to construct the garage and will be replaced in kind in the landscaped area along the west property line with a 24" box *Hymenosporum Flavum*. *Hymenosporum Flavum* is the tree type that was approved in the 1983 landscape plan for the medical office building.

The proposed garage is 31 feet wide by 22 feet 3 inches deep and has a 0 foot rear yard setback, as allowed for properties zoned Old Towne Mixed Use 15S when not adjacent to single family residential districts. The property's existing Floor Area Ratio (FAR) is 0.43; the proposed FAR is 0.48. The location of the structure provides the required 25 foot backup space for two parallel rows of 90 degree parking and sufficient interior clear area for three parking spaces. The structure is 13 feet 6 inches tall and will be clad in a running bond brick veneer to match the existing building. Decorative soldier course brick veneer will be applied in two bands at the top of the structure. The proposed garage doors are sectional doors with raised panels and wood trim surrounds.

## **EXISTING SITE**

The site is developed with a 5,410 square foot two story medical office building, constructed in 1983. The building is a non-contributor to the Old Towne Historic District (See Attachment 4: DPR Form 523 for 392 S. Glassell Street). The surface parking lot at the rear of the property is accessed from a driveway on Culver Avenue. The lot contains 21 parking spaces, including two accessible spaces.

# EXISTING AREA CONTEXT

Properties to the north, south, and east are zoned Old Towne Mixed Use 15S and are a mix of commercial and residential properties. Properties to the west are zoned R-4 and are primarily multi-family residential developments. Of the eight parcels on the west side of S. Glassell Street,

five are contributors to the Historic District. Of the nine parcels on the east side of S. Glassell Street, seven are contributors to the Historic District.

#### 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 THE ISSUES

#### Issue 1: Compatibility of Garage

The proposed garage is more than 100 feet from the sidewalk on S. Glassell Street at the rear of the non-contributing building. Given the existing two-story building and the landscaped areas in the front and side yards, the garage will be very minimally visible from S. Glassell Street. The mass and scale of the structure are compatible with and subordinate to the non-contributing building and to the adjacent contributing building to the north.

The proposed garage will be most visible from Culver Avenue across the surface parking lot. The structure is more than 70 feet from the sidewalk to the south. At 13 feet 6 inches in height, the garage is comparable in scale to the adjacent multi-family developments to the west and provides a transition between the two-story non-contributing building and the one-story residential developments to the west. The height and depth of the garage is in keeping with comparable accessory structures in the Historic District. The length of the three car garage is less typical of the Historic District; however, the garage doors face the interior of the site and

will be minimally visible from the adjacent streets. Given the mixed use character of this block of S. Glassell Street, the two-story existing building, and the commercial/office design of the non-contributing building, staff recommends that the proposed scale of the accessory structure is compatible with this area of the Historic District.

The proposed simple design has elements reflecting the design of the non-contributing building, including the pattern of the running bond and soldier course brick veneers. The raised panel garage doors reflect the decorative raised panels on the non-contributing building. The proposed materials are compatible with the existing building and with the Historic District. With the proposed substantial setbacks from S. Glassell Street and Culver Avenue and the mass and scale of the accessory structure, the proposed garage will not negatively impact the historic streetscape.

#### ADVISORY BOARD RECOMMENDATION

On May 7, 2014, the Staff Review Committee reviewed the proposed project and recommended approval to the Design Review Committee.

#### 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).

The proposed project conforms with the Old Towne Design Standards. The mass and scale of the garage are appropriate for the size of the non-contributing building and are compatible with the adjacent residential developments to the west and the contributing buildings to the north. The garage will be minimally visible from S. Glassell Street and is set back from Culver Avenue by more than 70 feet to reduce the impacts to the streetscape. With the substantial setbacks from adjacent streets and subordinate mass and scale, the garage will not negatively impact the historic streetscape. The garage's design

- and materials reflect the design and materials of the non-contributing building and are compatible with the character of the Historic District.
- 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).
  - Projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the *Secretary's Standards*. In conformance with Standard 9, the proposed new construction is compatible with the mass, size, scale, and architectural features of the existing development and the Historic District. In conformance with Standard 10, the new construction is reversible and will not negatively impact the integrity of the Historic District.
- 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).
  - As the project is located within the Old Towne Historic District, the proposed work must conform with the Old Towne Design Standards and must be compatible with the Historic District. As described above, the project is in conformance with the Design Standards.
- 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).
  - As the *City of Orange Infill Residential Design Guidelines* do not apply to projects located within the Old Towne historic district, this finding does not apply.

# **CONDITIONS**

The approval of this project is subject to the following conditions:

- 1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Attachment 2 in the staff report (date stamped received June 30, 2014), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
- 2. All parking shall be provided in conformance with the approved plan. The garage shall provide parking for the building and shall not be used for permanent storage of vehicles or other items.
- 3. Prior to issuance of building permits, the applicant shall demonstrate that the existing masonry wall and footings are located entirely on the subject property and do not encroach on neighboring properties. The applicant agrees to uncover the existing footings during the building inspection process to confirm that the footings do not encroach on neighboring properties.
- 4. 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.
- 5. 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.
- 6. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been 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 proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 7. Prior to 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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. Site Plan, Floor Plan, Proposed Elevations (date stamped June 30, 2014)
- 3. Site Photographs
- 4. DPR Form 523 for 392 S. Glassell Street

cc: 392 S. Glassell, LLC Attn: David A. Sami 392 S. Glassell Street Orange, CA 92866

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