



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: APRIL 6, 2016
TO: Chair Fox and Members of the Design Review Committee
THRU: Leslie Aranda Roseberry, Planning Manager
FROM: Marissa Moshier, Associate Planner - Historic Preservation
SUBJECT: **DRC No. 4771-14 – Bonham Accessory Second Unit and Garage**

SUMMARY

The applicant proposes to construct a 605 square foot accessory second unit and 441 square foot two car garage behind an existing single family residence in the Old Towne Historic District. The single family residence is a contributor to the Historic District. The project includes demolition of a 390 square foot, non-contributing studio at the rear of the property.

RECOMMENDED ACTION – RECOMMENDATION TO PLANNING COMMISSION

Staff recommends that the DRC recommend approval of the proposed project to the Planning Commission, 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: Karl R. Bonham
Property Location: 428 S. Pixley Street
General Plan Designation: Low Density Residential 2-6 du/ac
Zoning Classification: R-1-6
Existing Development: 899 SF single family residence, constructed c. 1922, and 390 SF studio, constructed after 1976
Property Size: 6,480 SF
Associated Applications: None
Previous DRC Review: None

PUBLIC NOTICE

No Public Notice is 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 15331 (Historical Resource Restoration/Rehabilitation) because the project is limited to construction of an accessory second unit and a garage on a property already developed with a single family residence, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)* and with the Old Towne Design Standards. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant proposes to construct a 576 square foot accessory second unit and a 441 square foot garage at the rear of a property in the Old Towne Historic District. The major project components include:

- No changes to the contributing residence.
- Demolition of non-contributing studio building (constructed after 1976) at the rear of the property.
- Construction of an accessory second unit. The new building is designed with elements of the Craftsman style with a rectangular plan and front gable roof. The front porch is covered by a gable roof supported by three wood columns. The building will be approximately 14 feet 2 inches tall, including a maximum 8 inch concrete slab foundation. The building will be clad in 5 inch smooth Hardie Plank lap siding with metal corner trim. Windows will be wood sash with wood trim.
- Construction of a two-car garage. The new garage will use the existing driveway. It will have a flat roof with a parapet wall at a maximum of 10 feet in height. The garage will have two separate single-bay wood garage doors and will be clad in 5 inch Hardie Board lap siding with metal corner trim.
- The existing Floor Area Ratio (FAR) of the property is 0.20. The proposed FAR is 0.30.

EXISTING SITE

The existing site is developed with an 899 square foot Craftsman style single family residence, constructed circa 1922, and a 390 square foot studio at the rear of the property. The residence is a contributor to the National Register of Historic Places-listed Old Towne Historic District. The building was clad in stucco in 1979. The studio was constructed after 1976 and is not a contributing feature of the property (see Attachment 5: 1947 Aerial Photograph).

EXISTING AREA CONTEXT

Surrounding properties are zoned R-1-6 (Single Family Residential) and contain a mix of single family and multi-family residences. On the west side of the 400 block of South Pixley Street, seven out of 13 properties contain contributing buildings. On the east side of the block, four out of 11 properties contain contributing buildings. Buildings are primarily modest, one-story, wood frame vernacular residences. A small number of properties contain two-story, multi-family buildings.

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

The proposed project meets the requirements of the Orange Municipal Code related to new accessory second units in R-1-6 zones.

Issue 1: Compatibility of New Construction

In general, compatible new construction in the Historic District will be subordinate to the existing historic buildings on the property, in keeping with the mass and scale of buildings in the surrounding streetscape, and will use design elements and materials that are similar to but not

exactly matching elements and materials used on historic buildings. The proposed accessory second unit is located at the rear of the property, approximately 60 feet behind the existing historic residence. It will be minimally visible from the street, and its location on the property allows retention of the historic driveway location and a portion of the landscaped rear yard area behind the residence. The proposed mass and scale of the building are similar to surrounding historic buildings and slightly smaller than the historic residence at the front of the lot. The proposed new building also references the design and materials of the historic residence. The gable roof with a small front porch element references the gable roof of the historic building. The proposed wood columns and decorative wood venting in the gable end reflect the Craftsman style elements of the historic residence. Although the historic residence has stucco applied over the historic wood siding, the proposed Hardie Plank smooth lap siding is compatible with the character of the Craftsman style elements of the historic building on this property and comparable historic houses in Old Towne.

The proposed garage is located behind the historic residence, in approximately the same location as an early accessory structure that was demolished in 1992 (See Attachment 5: 1947 Aerial Photograph). The new garage will use the historic driveway approach and will have the same orientation to the street as the demolished accessory structure. Although a two car garage is less typical than a one car garage in Old Towne, the proposed design, scale and materials of the garage are compatible with the Historic District. The flat roof with a parapet and separate single bay garage doors are in keeping with the comparable historic accessory structures in Old Towne.

The project will retain the existing concrete driveway width in the front yard and along the side of the historic residence. Behind the historic residence, an existing gravel area will be replaced with new concrete to provide a back-up area for the new garage. The new concrete will match the existing driveway. Next to the garage, the applicant is proposing one uncovered parking space. The uncovered parking space and its associated back up area will be surfaced with decomposed granite to reduce the amount of paving in the rear yard. The proposed new parking areas at the rear of the property will not substantially change the appearance of landscape and hardscape areas in the historic streetscape.

The proposed project is compatible with the historic streetscape and will not result in losses to the historic building's character-defining features. Staff recommends that the DRC find that the proposed construction is compatible with the historic buildings on the property and with the Historic District as a whole and is in conformance with the *Secretary's Standards* and the Old Towne Design Standards.

ADVISORY BOARD RECOMMENDATION

None.

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 recommend approval to the Planning Commission with 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 is in conformance with the Old Towne Design Standards. The mass and scale of the new accessory second unit and garage are compatible with the historic buildings on the property and with the surrounding streetscape. The design incorporates features and materials that are consistent with the architectural style and character of the historic residence. The proposed garage reflects the historic pattern of setbacks for accessory structures in the Old Towne Historic District and the relationships between the historic residence, accessory structures and landscape that are typical of the Historic District. The proposed project does not adversely affect the historic building on the property or 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 Standards 1 and 2, the new accessory second unit and garage require minimal change to the character-defining features of the property. The existing historic residence will not be modified and the new construction is limited to the rear yard to limit the impact to the historic streetscape. In conformance with Standard 9 and 10, the new structures are compatible with the mass, size, scale and architectural features of the historic residence, and are differentiated from the historic building through the use of alternate building materials. The proposed project is in conformance with the *Secretary’s Standards*.

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).*

Projects located with the Old Towne Historic District must comply with the Old Towne Design Standards and *Secretary’s Standards* (as applicable). As described above, the proposed work conforms with these 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).*

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 5 in the staff report (date stamped received March 24, 2016), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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 Photographs
3. Survey Forms for 428 S. Pixley Street
4. 1947 Aerial Photograph of 428 S. Pixley Street
5. Plans (date stamped March 24, 2016)

cc: Karl R. Bonham
575 E. Van Bibber Avenue
Orange, CA 92866

J.M. Califf AIA & Partners Incorporated
Attn: Jon Califf, AIA
369 N. Harwood Street
Orange, CA 92866-1127

Efroim Kalsman
428 S. Pixley Street
Orange, CA 92868