



# *DESIGN REVIEW COMMITTEE*

## AGENDA ITEM

AGENDA DATE: AUGUST 19, 2015  
TO: Chair McCormack and Members of the Design Review Committee  
THRU: Leslie Aranda Roseberry, Planning Manager  
FROM: Kelly Christensen Ribuffo, Associate Planner  
SUBJECT: **DRC No. 4802-15 – Skovseth Residence**

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### **SUMMARY**

The applicant proposes to construct a 615 SF detached garage and permit an existing 265 SF wooden trellis at the rear of a contributing residence in the Old Towne Historic District.

### **RECOMMENDED ACTION – FINAL DETERMINATION**

Staff recommends that the Design Review Committee 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: Erik Skovseth  
Property Location: 377 S. Parker Street  
General Plan Designation: Low Density Residential 2-6 du/ac  
Zoning Classification: R-1-6  
Existing Development: 1,741 SF two-story single family residence  
Property Size: 6,480 SF  
Associated Applications: None  
Previous DRC Review: N/A  
Previous Entitlements: None

### **PUBLIC NOTICE**

No Public Notice was required for this project.

## **ENVIRONMENTAL REVIEW**

**Categorical Exemption:** The proposed project will be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15331 (Historical Resource Restoration/Rehabilitation.) The project is limited to additions to a historic property and will be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)* and the Old Towne Design Standards. There is no environmental public review required for a Categorical Exemption.

## **PROJECT DESCRIPTION**

The applicant proposes to construct a 615 SF detached garage on the north side of the property, behind the residence. The garage has been designed to accommodate two cars, with additional storage space accessible via a regular entrance door. The entrance to the garage has been oriented toward the south property line, and will be accessed from the existing driveway. There is currently no garage on site. A non-historic shed would need to be removed to make room for the new garage.

The design and materials of the building draw influence from the Mediterranean Revival style of the residence, and include stucco walls with a barrel tile roof detail to coordinate with the porte cochere over the driveway. All doors will be wood, and the windows will be salvaged 1920s wood sash windows.

The applicant is also requesting review of an existing unpermitted wood trellis at the rear of the residence. The trellis and associated rear patio are approximately 265 SF. The trellis is shown on the provided plans and photographs are shown in Attachment 3.

The proposed work meets the development standards for the R-1-6 zoning district, and no accommodations or variances are being requested as part of this project.

## **EXISTING SITE**

The property is a contributor to the National Register-listed Old Towne Historic District. The site is developed with a 1,741 SF single family residence. The single family residence was constructed in 1928 in the Mediterranean Revival style. The 1947 aerial of Orange shows that the property formerly had a detached garage in the proposed location of the new garage. No evidence of demolition permits were found for this property, so the date of the demolition is unknown.

There is an existing wood trellis attached to the rear elevation of the residence. This trellis was constructed without building permits. The applicant is seeking to permit the trellis as part of the scope of this project.

## **EXISTING AREA CONTEXT**

The subject property is surrounded to the north, east and west by other single family residences in the R-1-6 zoning district. The property is adjacent to other contributing historic resources facing W. Culver Avenue to the south, as shown in Attachment 1, Vicinity Map.

## **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**

Staff has not identified any issue items related to the proposed project. The project as proposed is compatible with the design and development of the site, and complies with the Old Town Design Standards and the *Secretary of the Interior's Standards for Rehabilitation*.

## **ADVISORY BOARD RECOMMENDATION**

No other advisory boards or committees have reviewed this application.

## **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. Below are the four findings that, as applicable, are used to determine whether a project meets the intent of the code related to design review and historic preservation guidelines:

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.G.1).*

The proposed project is in conformance with the Old Towne Design Standards for the Residential Quadrants. The mass, scale, and orientation of the detached garage are appropriate for the size of the residence. Design cues for materials and features have been taken from the historic building to ensure the design of the garage is compatible with the historic residence. The trellis, proposed for the rear, secondary elevation, is also of an appropriate scale and type for a residential building. Neither part of this project will be visible from the street and will have no adverse impact on the historic integrity of the property.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior’s standards and guidelines (OMC 17.10.070.G.2).*

The proposed project is consistent with the Secretary of the Interior’s Standards, specifically Standards #9 related to the compatibility of new additions to historic properties. The new detached garage is of an appropriate scale and size compared to a historic detached garage of the period, and the materials and design chosen for the building are compatible with the Mediterranean Revival style of the residence. The proposed trellis will also not adversely impact any significant historic features or materials of the structure, and the historic integrity of the property will be maintained.

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 17.10.070.G.3).*

The proposed work conforms to the prescriptive standards and design criteria set forth in the Old Towne Design Standards and Orange Municipal Code. The design of the detached garage is compatible in design, scale and location with the historic residence. The trellis is also of an appropriate scale and type for a residential building. Neither part of this project will be visible from the street and will have no adverse impact on the historic integrity of the property.

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 17.10.070.G.4).*

The Infill Design Guidelines are not applicable to this project, as the size of the addition is less than 50% of the existing square footage of the house.

## **RECOMMENDED CONDITIONS**

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 2, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and 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. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
4. 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. Proposed Plans (date stamped July 14, 2015)
3. Applicant Photographs
4. DPR Form for 377 S. Parker Street
5. Except from Historic Aerial Viewer retrieved 8/3/2015
6. Color and Material Boards (to be provided at meeting)

cc: Erik Skovseth  
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