



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: DECEMBER 2, 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. 4819-15 – 338 N. Glassell Street**

SUMMARY

The applicant proposes to demolish an approximately 271 SF non-contributing detached shed at the rear of a contributing building in the Old Towne Historic District. The shed is proposed to be replaced with new landscaping, including a picnic table.

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: Kris Olsen, Chapman University
Property Location: 338 N. Glassell Street
General Plan Designation: Old Towne Mixed Use 6-15 du/ac
Zoning Classification: Old Towne Mixed Use - 15S
Existing Development: ~2262 SF one-story converted single family residence
Property Size: 6,600 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 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Section 15301 (Existing Facilities.) The project is limited to the removal of a detached accessory structure to an existing developed property, with no impact to any significant environmental or historic resources.

PROJECT DESCRIPTION

The applicant proposes to demolish a 271 SF detached garage at the southwest corner of the property, behind the converted residential office building. The building would be replaced with a new decomposed granite (DG) pad with a picnic table.

The proposed work meets the development standards for the OTMU-15S zoning district and the Old Towne Design Guidelines, 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 an approximately 2,262 SF main building, former a single family residence that was converted into a commercial office building. The exact date of the conversion is unknown, as no building permit records remain in the City's archives. The building is currently owned and used by Chapman University as the office for the Institute for the Study of Religion, Economics and Society.

It is also unclear when the detached shed was originally constructed. The 1922 Sanborn Map does not show the main building or any detached structures, as the house was constructed after this map was published. The 1950 Sanborn Map shows a detached structure on the property, but it is not in the same location as the existing detached building. This, in addition to visual inspection of the shed and its alterations, have led staff to conclude that the shed is not a contributing historic structure on the property, and has no historic significance to the property or the overall historic district.

EXISTING AREA CONTEXT

The subject property is surrounded to the north and south by other properties in the OTMU-15S zoning district. Properties to the west are zoned R-2-6. To the east is the Chapman University main campus area and the Orange Union High School Historic Site. The property is directly adjacent to other contributing historic resources facing N. Glassell Street 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 significant 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 Towne Design Standards and the *Secretary of the Interior's Standards for Rehabilitation* for infill development on the site. The Design Standards do not require any additional review beyond the Design Review Committee for removal of a non-contributing structure in the Old Towne Historic District.

However, Staff has recommended that the applicant more significantly landscape the area where the shed is being removed, in order to enhance the landscaping on the site. The applicant currently proposed to use DG surface only, with no additional landscaping, around a new picnic table for use by the academic office. A condition has been proposed by staff as part of the recommended Conditions of Approval for this project.

ADVISORY BOARD RECOMMENDATION

This project was not required to be reviewed by any advisory boards.

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. The shed proposed for demolition is not a contributing historic resource within Old Towne, and does not contribute to the historic character or integrity of the property overall. The proposed picnic table that will replace the shed is appropriate for the site and will have no negative impact on the historic character of the property as well.

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 Standard #2 regarding maintaining the historic character of a property. The accessory structure to be removed is not a historic feature of the property, and its demolition will not affect the features, spaces or spatial relationships that make the property a contributing historic resource to the Old Towne 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 17.10.070.G.3).*

The proposed work conforms to the prescriptive standards set forth in the Old Towne Design Standards and Orange Municipal Code. The applicant proposes to remove a non-contributing structure, which will have no adverse impact to the historic integrity of the property or any negative visual impact to the Old Towne Historic District.

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.

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 (dated 9/10/2015), 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. Additional landscaping shall be provided to enhance the decomposed granite pad where the new picnic bench will be located.
3. 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.
4. 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.
5. 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 (dated September 10, 2015)
3. Additional Applicant Photographs
4. DPR Form for 338 N. Glassell Street

cc: Kris Olsen
Chapman University
One University Drive
Orange, CA 92866
kolsen@chapman.edu