



# *DESIGN REVIEW COMMITTEE*

## AGENDA ITEM

AGENDA DATE: JULY 19, 2017  
TO: Chair Imboden and Members of the Design Review Committee  
THRU: Anna Pehoushek, Assistant Community Development Director  
FROM: Kelly Christensen Ribuffo, Associate Planner  
SUBJECT: DRC No. 4910-17 – Branch Residence Accessory Unit

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### **SUMMARY**

The applicant proposes to construct a new attached accessory dwelling unit at the rear of an existing single family residence. The property is a contributing historic resource within 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**

Owner : Tyler Branch  
Architect: John Morgan  
Property Location: 248 N. Shaffer Street  
General Plan Designation: Low Density Residential 2-6 du/acre  
Zoning Classification: Single Family Residential R-1-6  
Existing Development: 1,586 SF one-story single family residence with a 202 SF detached garage  
Property Size: 6,750 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 15331 (Historic Resource Restoration/Rehabilitation.) The proposed modifications to the property are in conformance with the Secretary of the Interior's Standards for Rehabilitation, and will not result in any negative impacts to the historic integrity of the property.

## **PROJECT DESCRIPTION**

The applicant proposes to construct a new attached 640 SF accessory dwelling unit on the rear of an existing single family residence. The addition will be attached to an existing rear master bedroom addition. Design features of the new building include:

- Gable roof with composition shingle roofing
- New chimney with decorative cap
- 1/1 wood double hung and sliding windows
- Wood lap siding with 7.5" reveal
- Rear folding doors opening into the backyard
- New 74 SF master closet addition

Proposed plans, including construction details, are included as Attachment 2 of this report. The accessory unit would have its primary access off the north side of the building, adjacent to the driveway. No work is proposed to be undertaken to the detached garage.

The proposed work meets the development standards for the R-1-6 zoning district and OMC Section 17.14.050.A related to accessory dwelling units.

## **EXISTING SITE**

The property is a contributing resource to the National Register-listed Old Towne Historic District. The one-story Craftsman Bungalow was constructed c. 1909. The house has a composition shingle roof, a front facing gable porch, narrow lap siding, and 1/1 double hung and fixed picture windows. The property also includes a gable roof detached garage. According to the Sanborn Fire Insurance Maps, the garage was built prior to 1922.

Overall the property retains a moderate to high degree of historic integrity, having undergone few exterior alterations over time. In 1983 a 476 SF master bedroom with concrete porch was added to

the rear of the house. This addition continued the same roofline and used the same siding and window types as the original house. Information from the building permit records, including a site plan showing the footprint of the addition, are included as Attachment 5 of this report. Skylights have also been added into the gable roof.

Current photographs of the property are included at Attachment 3 of this report. The applicant and staff were not able to locate any historic photographs related to the property.

The property also has an existing Mills Act Contract, approved by City Council in 1999 as MAC No. 59-99. The property is currently in good standing with the terms of the contract, and has recently undergone updated inspection by a historic preservation consultant on behalf of the City. An updated Mills Act status report is being prepared, but not available at this time.

### **EXISTING AREA CONTEXT**

The subject property is located on the west side of the road mid-block on N. Shaffer Street, between E. Maple Avenue and E. Palm Avenue. The site is bordered in all cardinal directions by other properties in the R-1-6 zoning district. These properties are primarily single family residences. The surrounding area is within the northeast residential quadrant of the Old Towne 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**

Staff has no issues with the proposed scope of work for this project and recommends the Design Review Committee accept the project as proposed. Analysis of the changes using the *Secretary of the Interior's Standards for Rehabilitation* is included below.

#### **Issue 1: Compatibility of New Accessory Unit**

The Old Towne Design Standards sets forth criteria for new construction within the residential quadrants of the historic district. Adopted as part of the Design Standards are the *Secretary of the Interior's Standards for Rehabilitation*, which constitute the best practice standard in historic preservation for evaluation of alterations, additions, and infill projects related to historic resources.

Standard #9 states that:

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The proposed addition is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is being built. The overall height and size of the new addition is smaller than that of the main residence and designed in such a way to differentiate it from both the original residence and 1983 addition. As such, the new accessory unit will not be visible from the front of the property, and will have no negative impact on the overall streetscape along N. Shaffer Street. It has also been positioned so as not to block access to the existing detached garage, preserving the existing parking situation for the residence.

The design and materials for the new addition are also compatible with the existing residence. The new building is rectangular in shape with a gable roof set below the existing roofline. The applicant has also proposed wood lap siding, wood double hung windows, and composition shingle roofing, consistent with the material palette on the main residence and throughout the historic district in general. However, the width of the siding of the new addition will have a 7.5” reveal, compared to the 5” reveal on the original residence.

Furthermore, Standard #10 states that:

“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The proposed new unit is to be attached to an existing addition to the house constructed in 1983. Therefore there will be no additional physical impact to the historic portion of the property in its current configuration. If the addition were to be removed in the future, the existing site plan layout of the property would be restored.

### **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. As discussed in the Analysis section of this staff report, the proposed design of the new accessory dwelling unit is consistent with Standards # 9 and 10 of the *Secretary of the Interior’s Standards for Rehabilitation*. The proposed addition is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is being built. It will also not be visible from the front of the property, as the new building is shorter than the existing residence. As such, they will have no negative impact on the historic integrity of the property as a contributing historic resource, not to the overall streetscape along N. Shaffer Street.

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 project as proposed is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, specifically Standards #9 and 10. The proposed new construction is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is being built. Though the addition is attached, if it were demolished in the future the existing site plan of the property would be restored.

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 proposed attached accessory dwelling unit is of a compatible scale, style and material with the existing residence, and will match aesthetically with the design 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 properties within the Old Towne Historic District.

## **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 (date stamped June 22, 2017), 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 Architectural Plans (date stamped 6/22/2017)
3. Property Photographs
4. DPR Form for 248 N. Shaffer Street
5. Excerpt from 1983 Building Permit
6. Color and Material Board (to be provided at meeting)

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