DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	FEBRUARY 15, 2012
TO:	Chair Woollett and Members of the Design Review Committee
THRU:	Leslie Aranda Roseberry, Planning Manager
FROM:	Doris Nguyen, Associate Planner
SUBJECT:	DRC No. 4593-11 – HOLY SEPULCHER ADMINISTRATION BUILDING

SUMMARY

The applicant proposes exterior modifications to the cemetery administration building. The proposal would demolish the existing fence enclosure and patio cover in order to replace it with a larger patio cover and larger fence enclosure to house the electric carts. They are also proposing to fix some wood damage and paint the exterior of the administration building.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project.

BACKGROUND INFORMATION

Applicant/Owner:	Hop Con Construction for Holy Sepulcher
Property Location:	7845 Santiago Canyon Road
General Plan Designation:	Public Facilities Institution (P-I)
Zoning Classification:	Public Institution (P-I)
Existing Development:	Holy Sepulcher Cemetery
Property Size:	25 Acres
Associated Applications:	None
Previous DRC Project 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 15301 (Existing Facilities) because the project includes the construction of a fence, patio cover extension, wood repair, and painting. There is no environmental public review required for a categorical exemption.

PROJECT DESCRIPTION

The applicant is proposing improvements on the south side of the existing administration building. The plan is to demolish an existing metal patio cover over the back entrance door, as well as an existing wood fence that currently screens an air conditioning condenser. They would then construct a larger patio cover and wood fence to house the electric carts over night and block the public's view of the rear entrance. The electric carts would be bought out during the day and stored underneath the existing east awning.

The new wood fence would be constructed of 1" X 6" rough sawn cedar fencing. It would be 41'-6" in length, parallel to the south elevation, 6' in width facing the west elevation, and 11' in width at the double gates on the east elevation. The existing roof overhang would be extended 7' to cover the electric carts. The fence is approximately 5' tall and will be attached to 7'-11" tall posts.

The existing grass, within the construction area, between the parking lot and building would be replaced with concrete to house the electric carts.

The entire building would also be repainted and some wood damage repaired. The stucco would be painted Dunn Edwards Kraft Paper DE6109 and the wood painted Dunn Edwards Burns Cave DE6098.

This plan is an interim step to solve the current needs of the cemetery and is not part of the previously approved overall master plan that was approved as General Plan Amendment 2006-0001.

EXISTING SITE

The existing administration building is 2,400 SF and sits on the larger cemetery lot. The building sits on a slope above Santiago Canyon Road. The building is used for the administrative purposes of the cemetery. See Attachment 2 for existing site photos.

EXISTING AREA CONTEXT

Surrounding properties to the north, south, and west are single-family residential. The property to the east is Orange County Flood Control property and part of Villa Park Dam.

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).
5. **Orange Park Acres Specific Plan:** The Orange Park Acres Specific Plan lists several goals, objectives and policies that would be considered applicable to the review of the subject proposal. Those include the following:
   - Promote the use of wood-rail fencing, either natural or painted white, to give a sense of openness – while restricting the use of block walls, chain link or other opaque fencing.
   - Provide for a variety of house and structure setbacks to avoid the straight-line affect caused by structures being "lined up."
   - Encourage the use of natural exteriors for structures including wood and warm, earth colors.
   - Emphasize the use of one-story structures to create a ranch type or low profile rural feeling.
   - Create a positive view from the roads emphasizing landscaped or open space features through open wood fences.

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1 New Patio and Exterior Modifications:
The applicant is proposing to enlarge the existing wood enclosure, extend the roof, and repaint the exterior of the building. The wood fence would complement the rustic feel of the surroundings and would be in line with the rural nature of the neighborhood.

The existing roof has a 4:12 pitch and the proposed patio roof cover would be a 2:12 pitch. Also, the existing roof is a red "S" tile and the proposed patio roof cover is a torch down roofing. Staff would like the DRC's consensus on the proposed roof pitch and material.

The City requires that all vehicles be parked on a paved surface, which results in the loss of roughly 150 SF of landscaping. Since the majority of the cemetery site is covered in landscaping; including the setbacks, the loss of roughly 150 SF of landscaping would not cause the site to go below the minimum required landscape requirement.

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 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).*

   This project site is not within the Old Towne Historic District; therefore, this finding does not apply.

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).*

This project site is not within the National Register Historic District; therefore, this finding does not apply.

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).*

   The project is located within the Orange Park Acres Specific Plan area; however there are no design standards in the Orange Park Acres Specific Plan regarding the cemetery. The area is rural in nature, and the use of rough sawn cedar fencing is appropriate. The tan and brown colors would be similar to the existing building colors and those used in the surrounding neighborhood.

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).*

   This project site is not an infill residential development; therefore, 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 4 in the staff report (date stamped received January 25, 2012), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Further, exterior building color and materials shall conform to the plans and color and materials board approved by the Design Review Committee on November 15, 2011. Any change to the exterior of the building from the approved plans shall be subject to 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. The applicant 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.

4. Except as otherwise provided herein, this project is approved as a precise plan. After any application is 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 change complies with the provisions, spirit, and intent of the approval action, and that the action would have

been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public hearing.

5. 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.
6. 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.
7. 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.
8. Applicant/developer shall be aware that all work within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.
9. The final conditions of approval shall be reprinted on the second page of the construction documents when submitting to the Building Department for the plan check process.
10. If not utilized, project approval expires twenty-four months from the approval date. Time extensions 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. Existing Site Photos
3. Photo of Color Board
4. Site Plan, Floor Plan, Elevations (date stamped received January 25, 2012)

cc: Hop Con Construction
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File