DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	AUGUST 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. 4646-12 – The Pint House Façade Remodel

SUMMARY

The applicant proposes to paint the exterior façade, remove/replace molding, replace trim with stone, and add above ground planter boxes. There would be no change in the building SF.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project.

BACKGROUND INFORMATION

Applicant/Owner:	Dan Ventura
Property Location:	1547 West Katella Avenue
General Plan Designation:	Commercial Recreation (C-R)
Zoning Classification:	Urban Mixed Use (UMIX)
Existing Development:	4,618 SF building with 548 SF patio
Property Size:	25 acres
Associated Applications:	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 a façade remodel for an existing building. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant is requesting to modify the exterior façade of a vacant restaurant building within the Stadium Promenade Center. The previous tenant was the Auld Irisher. Below are the proposed changes on each elevation:

East Elevation and Patio Enclosure

- Repaint the main stucco wall the same golden color as existing (Sinclair Gold CM 8142)
- Remove rectangular wood molding painted red at base of building and replace with El Dorado Black River stacked stone veneer from the window sill to the floor, keeping the sill intact.
- As shown on the elevations, add 4 above grade evergreen landscape boxes possibly 3 Carrotwood or Camphor trees and 1 green ivy or white clematis. The planters will drain to the east towards the large in-ground planter adjacent to the drive aisle.
- Remove the blue and red bird houses, decorative molding and text above the storefront glass. Replace it with a smooth wood trim and paint black.
- Paint black (Sinclair) the existing blue stucco columns, blue base stucco trim, and gold crown molding.
- Add three goose neck lamps to match existing over new signage.
- Paint all gooseneck lamps black.
- Replace the purple and teal tiles near the goose neck lamps with all black tiles.
- Repair the storefront glass/door system as needed. Replace damaged wood pieces and stain to match existing color.
- The patio fencing will be repainted black, which is also the current color.

South Elevation

- Repaint the main stucco wall the same golden color as existing (Sinclair Gold CM 8142)
- Remove rectangular wood molding painted red at base of building and replace with El Dorado Black River stacked stone veneer from the window sill to the floor, keeping the sill intact.
- Remove the blue and red bird houses, decorative molding and text above the storefront glass. Replace it with a smooth wood trim and paint black.
- Paint Sinclair Black the existing blue stucco columns, blue base stucco trim, and gold crown molding.
- Paint all gooseneck lamps black.
- Replace the purple and teal tiles near the goose neck lamps with all black tiles.
- Repair the storefront glass/door system as needed. Replace damaged wood pieces and stain to match existing color.
- Remove the bottle display and paint the shear wall behind it Sinclair Gold. Stain the window trim to match existing brown storefront.

Southeast Elevation (corner cut off for main entrance)

- Repaint the main stucco wall the same golden color as existing (Sinclair Gold CM 8142)

- Remove rectangular wood molding painted red at base of building and portico columns. Apply El Dorado Black River stacked stone veneer from the window sill to the floor, keeping the sill intact. Line portico columns with stone to the same height as below windows on building.
- Remove the blue and red bird houses, decorative molding, and white text. Replace it with a smooth wood trim and paint black.
- Paint Sinclair Black the existing blue wood columns, blue base stucco trim, and gold crown molding.
- Paint gooseneck lamp black.
- Replace the purple and teal tiles near the goose neck lamps with all black tiles.
- Repair the storefront glass/door system as needed. Replace damaged wood pieces and stain to match existing color.

The areas that are to be painted black are intentionally shown on the elevations as green or grey in order to show the indented details of the stucco columns. The Keynotes correctly call out the colors as black. Please refer to the Keynotes for color and material call outs. A photo of the color board is included as Attachment 3.

The signage complied with the Stadium Promenade Sign Program and was already approved for Building Permits.

EXISTING SITE

The Stadium Promenade consists of an eclectic mix of building materials, colors, and architecture. Uses within the property include several freestanding buildings occupied primarily with restaurants, a multi-screen movie theatre, along with a parking lot that serves the on-site uses. The subject site is constructed with wood and stucco trim/moldings in golden, blue, and red tones. The design of the existing façade was made to resemble a more traditional pub. The site is attached on the east end of Prime Cut Café.

EXISTING AREA CONTEXT

Surrounding property to the north, south, east, and west include a mix of industrial, commercial, and office tenants. This is because properties within the C-R zone are allowed to flip between commercial and industrial uses.

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

Issue 1 Exterior Façade Modification.
The applicant is requesting to modify the exterior façade of a vacant restaurant building within the Stadium Promenade Center. The improvements, which are detailed in the project description, would generally remove the more decorative trims and molding that were associated with the closed Irish pub. The ornate trims would be replaced with more smooth molding to mimic the crown molding at the top of the building. They would also stay relatively the same size as the main portions of the existing molding. Prime Cut Café, which is attached to the proposed Pint House, has black accents and awnings. Other buildings such as the previous Johnny Carino's have a stacked stone look on the façade. The proposed changes to the colors and materials would be more in line with other buildings in the center.

Issue 2 Planters.
The applicant is requesting to add 4 above ground evergreen landscape boxes possibly 3 Carrotwood or Camphor trees and 1 green ivy, white clematis or bougainvillea. The planters will drain to the east towards the large in-ground bougainvillea planter adjacent to the drive aisle.

Staff has concerns regarding the drainage of the above ground planters. The applicant intends for them to drain along the sidewalk and into the existing planters to the east. Staff is concerned that the water would stain the concrete and create a hazard for pedestrians on the sidewalk. Staff is requesting guidance as to whether the above ground planters are necessary, and if so, discussing their locations and specifying the type of tree or bush.

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 not located within any specific plan area or area with specific design standards. It is located within the Orange Amended Redevelopment area, but the Redevelopment area does not have design standards. The Stadium Promenade center is an eclectic mix of building materials, colors, and architecture. The removal of the ornate molding and trims and installation of smoother wood trims would match the crown molding more closely. The addition of the three gooseneck lamps would also help to balance the building.

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 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 July 31, 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 August 15, 2012. 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, business owner, managers, successors, and all future assigns 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 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.
5. Prior to the issuance of building permits, if required, 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, if required, 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. 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.
9. 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. Existing Site Photos
3. Photo of Color Board
4. Site Plan, Floor Plan, & Elevations (date stamped received July 31, 2012)

cc: Dan Ventura
1773 N. Modoc Street
Orange, CA 92867

Robert Atkinson, Sywest Development, via email

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