CITY OF ORANGE DESIGN REVIEW COMMITTEE MINUTES – FINAL

September 19, 2012

Committee Members Present: Tim McCormack

Carol Fox

Robert Imboden Craig Wheeler Joe Woollett

Committee Members Absent: None

Staff in Attendance: Anna Pehoushek, Principal Planner

Robert Garcia, Associate Planner Sandi Dimick, Recording Secretary

Administrative Session – 5:00 P.M.

Chair Woollett opened the Administrative Session at 5:14 p.m. with a review of the Agenda.

Principal Planner, Anna Pehoushek, stated there were no changes to the Agenda. She stated the Santa Fe Depot Specific Plan had been adopted at the last City Council meeting and the plan would take effect October 11, 2012.

Chair Woollett asked if the DRC Members would receive a copy of that document?

Ms. Pehoushek stated they could receive the sections related to urban design and design guidelines for historic buildings to make the material more manageable. The other thing of interest was that the City had kicked off its Street Tree Master Plan Update. Public Works was taking the lead on that project and they were currently discussing the process. A consultant was hired and there were members of Community Services and many others that had an interest in street trees, and those City Departments would be represented in the discussions. The project schedule was less than a year.

Committee Member McCormack asked who was the consultant that was elected?

Ms. Pehoushek stated Davey.

Committee Member McCormack asked "tree service?"

Ms. Pehoushek stated yes.

Committee Member McCormack asked if the DRC would have any input in the Street Tree Master Plan?

Chair Woollett stated he would think that they would.

Ms. Pehoushek stated she would check into that.

Committee Member Fox commented, in reference to the Santa Fe Depot Specific Plan, that there had been discussion of rezoning some of the residential areas to be more in line with the General Plan.

Ms. Pehoushek stated the two quadrants west of Glassell would be looked at for rezoning and zoning clean up. Staff was were looking at timing and if it made sense to do that before the election. There would be a different group of Council Members, so that was on the list of things to do and it would occur some time soon. She was hopeful that by the end of the year that would be done.

Ms. Pehoushek also stated that Planning Staff had been participating in various California Preservation Foundation Webinars and the DRC Members were welcome to participate in those. She would communicate to the Planning Manager, Leslie Aranda Roseberry, that when emails were received such information could be provided to the DRC Members. There were some emails earlier in the summer and later in the spring that were related to the Secretary of the Interior's Standards and Section 106 reviews. Lastly, she asked that Chair Woollett provide an announcement to those present that there was no parking in the main lot tonight due to the set up going on for the Health Fair.

Committee Member Wheeler made a motion to adjourn the Administrative Session.

SECOND: Tim McCormack

AYES: Tim McCormack, Carol Fox, Robert Imboden, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

Administrative Session adjourned at 5:18 p.m.

Regular Session - 5:30 P.M.

ROLL CALL:

All Committee Members were present.

PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee on matters not listed on the Agenda.

There were no speakers.

CONSENT ITEMS:

(1) APPROVAL OF MINUTES: None

AGENDA ITEMS:

Continued Items:

(2) DRC No. 4638-12 - COLGAN RESIDENCE

- A proposal to demolish an existing single-family residence and rebuild a 2,548 sq. ft. two-story single-family residence.
- 137 N. Shattuck Place
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- Previous DRC Preliminary Review: September 5, 2012
- DRC Action: Final Determination

Applicant, Lorena Arce, stated Mr. Colgan wanted to make some changes to the draft DRC minutes that were included in his copy of the Packet material he received in the mail prior to this meeting.

Associate Planner, Robert Garcia, stated the minutes were rough draft minutes and he was not certain how they would handle that request as they normally would not receive changes from applicants.

Principal Planner, Anna Pehoushek, stated the minutes were taken from the tapes and the notes.

Chair Woollett stated it would seem to him that if the applicant had reviewed the minutes and had comments to add that the applicant could do that.

Ms. Pehoushek stated the draft minutes had not been completed.

Mr. Garcia stated the minutes Ms. Arce was referring to, were very rough draft minutes that had been received prior to any review.

Mr. Garcia proceeded to present a project overview consistent with the Staff Report.

Public Comment

None.

Chair Woollett opened the item to the Committee for discussion.

Committee Member Wheeler suggested that the request for changes to the minutes be provided in writing to Staff, as those minutes would be reviewed at the next meeting.

Committee Member McCormack asked how would that work as they would be making a final determination on the proposal before them?

Committee Member Wheeler stated the DRC would receive their comments and if they felt it was appropriate when the minutes were reviewed, those comments could be added.

Mr. Garcia stated the minutes would be moved forward to the next body if the applicant should appeal the final determination.

Chair Woollett stated any comment made by the applicant would be part of the record.

Chair Woollett commented that the DRC had been ready to make a determination at the last meeting when they had reviewed the project. The DRC had been advised that they were not able to make a determination at that time. There had been some additional information provided, however, the project had not changed. He would ask the Committee Members if they wanted to discuss the project at greater length or were they ready to move forward with a determination that they had been ready to make at the previous meeting?

Committee Members Wheeler and Fox stated they were ready to make a determination.

Committee Member McCormack asked if the only additional information provided was the FAR?

Mr. Garcia stated the color boards and photo renderings were also provided. The design and the look of the house had not changed.

Committee Member Wheeler stated if the decision of the DRC was to deny the proposed project, then the applicant could appeal that decision to the Planning Commission.

Mr. Garcia stated that was correct.

Committee Member Wheeler stated there was a fee for an appeal, however, each member of the City Council could weigh in to waive the fee if they so chose to.

Mr. Garcia stated that was correct.

Committee Member Wheeler made a motion to deny DRC No. 4638-12, Colgan Residence, based on the fact that the Findings could not be made.

Chair Woollett stated there was an opportunity to discuss the motion if they chose to. He stated the applicant had the opportunity to appeal the DRC's decision. The DRC was charged to act based on the rules that were set before them and use their best judgment which they had done based on their best ability. In some instances items were approved that they might not like, or disapprove things that they liked. He felt his hands were tied with what they were charged to do and with what had been presented; he supported the motion before them.

Committee Member Imboden stated he supported the motion that was put before them. He agreed with the Findings that Staff had laid out and mostly with the lack of conformance to the Standards. When he reviewed the Standards, it appeared that the project before them conformed more to what was discouraged in the Standards rather than what was encouraged. The applicant

had the opportunity to revise the project and had chosen to bring the project to them without changes.

SECOND: Carol Fox

AYES: Carol Fox, Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

New Agenda Items:

(3) DRC No. 4603-11 - SOUTHSIDE TOWING

- A proposal to construct a new 1,200 sq. ft. metal modular building at an existing tow and impound yard.
- 551 N. Batavia Street
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Committee Member Wheeler suggested that the item could possibly be approved without discussion.

Associate Planner, Robert Garcia, stated to keep in mind that the item before the DRC was a "Recommendation to the Planning Commission."

Chair Woollett stated he agreed that the item could be moved without discussion.

Committee Member Fox stated she agreed that it could be moved without discussion.

Committee Member Imboden stated the project was straight forward.

Committee Member Wheeler made a motion to recommend approval to the Planning Commission of DRC No. 4603-11, Southside Towing, subject to the conditions and findings contained in the Staff Report.

SECOND: Tim McCormack

AYES: Tim McCormack, Carol Fox, Robert Imboden, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

ADJOURNMENT:

Committee Member Fox made a motion to adjourn to the next regular scheduled Design Review Committee meeting on Wednesday, October 3, 2012.

SECOND: Craig Wheeler

AYES: Carol Fox, Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

Meeting adjourned at 5:45 p.m.