

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: FEBRUARY 6, 2013

To: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Robert Garcia, Associate Planner

SUBJECT: DRC No. 4651-12 AUTOZONE

SUMMARY

The applicant is requesting exterior improvements to an existing commercial building.

RECOMMENDED ACTION - FINAL DETERMINATION

Staff recommends the DRC approve the proposal, subject to conditions of approval contained in the staff report and any conditions that the Design Review Committee (DRC) determines appropriate to support the required findings.

BACKGROUND INFORMATION

Applicant/Owner: AutoZone

Property Location: 655 N. Tustin Street

General Plan Designation: GC (General Commercial Max. 1.0 FAR)

Zoning Classification: C-1 (Limited Business)

Existing Development: Commercial Center

Property Size: 29,788 SF

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1- Existing Facilities) consists of minor alteration of existing private structures and exterior alterations. There is no public review required.

PROJECT DESCRIPTION

The proposal consists of exterior improvements, rescinding an existing sign program and new signage to an existing 7,932 SF commercial building. The building was previously occupied by two tenants, however; the new tenant, AutoZone, will occupy the entire building. Improvements include:

- Removal of existing storefront and infill part of it with a solid wall and part of it with a new storefront of red aluminum and tinted glass.
- Paint entire exterior of the building to the "AutoZone" theme. Colors will consist of medium gray, dark gray, white, red, and orange.
- New proposed signage which complies with the sign criteria in the OMC.

EXISTING SITE

The site is developed with a freestanding commercial building, which consists primarily of gray painted building with aluminum storefronts and seam metal roof features.

EXISTING AREA CONTEXT

The project site is located adjacent to a mixed use of commercial developments to the north, south and west. The properties to the east are residential.

EVALUATION CRITERIA

O.M.C. 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. Secondary Functional and Accessory Features.

a. 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 finds the proposed changes to the building reflect the theme of the new tenant. None of the changes appear inappropriate to the building in that the building will generally retain the same architecture and a similar gray colored exterior. Staff believes that the proposal in general is appropriate given the location of the site.

The applicant is requesting to rescind the existing sign program, which is not required for a single tenant building. The proposed signage will comply with the OMC Signage Criteria, which can be approved administratively.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) reviewed the proposal on October 31, 2012 and provided the applicant comments prior to making a recommendation. On November 28, 2012, the SRC reviewed the revised proposal and made a recommendation for approval with conditions.

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 proposal 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).
 - The project is not located in the Old Towne Historic District; therefore this Finding does not apply to the application at hand.
- 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).
 - The project is not located in the National Register Historic District; therefore this Finding does not apply to the application at hand.
- 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 proposed elements provide the tenant a fresh look in the existing building. The remodel would be consistent with the community aesthetics and the general improvements to the area currently underway. It would use colors and materials that would make the building stand out on the street through its design theme and use of the corporate colors.
- 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).

The project is not infill residential development; therefore this Finding does not apply to the application at hand.

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 date labeled February 6, 2013, including modifications required by conditions of approval, and as approved by the Design Review Committee.
- 2. Modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Design Review Committee.
- 3. Signage shall comply with the provisions of the Sign Criteria as specified in OMC Section 17.36.
- 4. All structures shall comply with the requirements of OMC Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79).
- 5. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
- 6. The proposed AutoZone project has submitted a delivery truck circulation pattern for staff review. A review of the path of travel for the delivery trucks may conflict with vehicles parked on the south side of Rose Avenue. On-street parking is of critical importance to the businesses and residences in this area. Delivery trucks servicing the proposed AutoZone site will have to be sized such that they do not conflict with any vehicles parked on Rose Avenue.
- 7. In order to minimize the disturbance of the residential neighborhood to the east, delivery hours shall be made between the hours of 7:00 am and 10:00 pm. Delivery trucks shall not block drive aisles required for backing-out of parking spaces.
- 8. Employees of the business shall utilize the parking spaces located in the rear of the building.
- 9. 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 permits, save and except that caused by the City's active negligence.
- 10. Building permits shall be obtained for all 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 Design Review Permit.
- 11. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.

ATTACHMENTS

- 1. Vicinity Map
- 2. Existing Elevations
- 3. Proposed Plans
- 4. Proposed Signage

cc: Auto Zone c/o Dept 8320 ATTN: Phillip Pecord 123 S Front Street Memphis, TN 38103