

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: MARCH 6, 2013

To: Chair Fox and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Robert Garcia, Associate Planner

SUBJECT: DRC No. 4659-12 – SADDLE RANCH CHOP HOUSE

SUMMARY

The applicant is requesting exterior improvements to an existing commercial building located at the Outlets at Orange.

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: Saddle Ranch Chop House

Property Location: 20 City Blvd West

General Plan Designation: UMIX (Urban Mixed Use)
Zoning Classification: UMU (Urban Mixed Use)

Existing Development: Shopping Center

Property Size: 73 acres
Associated Applications: None

Previous DRC Project Review: None

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 an existing structure and exterior alterations. There is no public review required.

PROJECT DESCRIPTION

The Saddle Ranch Chop House is a theme restaurant, which is proposing interior and exterior improvements. The "western" theme carries throughout its interior décor and exterior façade. The decorative nature of the restaurant is intended to make the dining interesting and enjoyable. The "western" theme exterior improvements include a few sculptures, including a stagecoach with a rider and a team of horses above main entry. The main entry sculpture is approximately 30 feet long x 10 feet high x 8 feet off the exterior face of the building. Improvements include:

- Entry element with staggered knotty pine siding finish
- Barn style entry doors
- False windows and balconies
- Wood parapet cap
- Wall mounted and freestanding sculptures
- Gas fire pits in the outdoor patio area

EXISTING SITE

The Outlets at Orange is currently developed with a variety of retail shops and restaurants, a movie theater, bowling alley and a skate park. The Block currently contains nine buildings with a gross building area of 857,877 square feet.

EXISTING AREA CONTEXT

The area is currently developed with a mix of commercial type uses including hotels, office towers and the UCI Hospital. The site is bordered to the south by the 22 Freeway.

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

The proposed interior and exterior remodel will allow the new tenant to fully convey their "western" theme appearance while furthering the eclectic nature of the Outlets at Orange. Building elements and identifying features are used to create a visual interest and a cohesive architectural style for the building in question. The proposed colors and materials are similar to those of other locations of the restaurant chain. Staff believes that the proposal in general is appropriate given the location of the site. Signs are not part of this proposal, they shall be submitted separately. The signs will comply with the current sign program for the shopping center.

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 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).
 - Building elements and identifying features are used to create a visual interest and a cohesive architectural style for the building in question. The theme of the proposed plan will help to uphold and improve the aesthetics of the community. The proposed

exterior remodel will allow the new tenant to fully convey their storefront appearance while furthering the eclectic nature of the Outlets at Orange. The design of the project creates an architecturally cohesive theme since the proposal utilizes building forms, which are compatible to other restaurants in the chain.

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 March 4, 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. 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).
- 4. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
- 5. All mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.
- 6. During installation, and inclusive of normal operations and maintenance, the project shall be in compliance with the City's Municipal Code Title 7 Environment Water Quality and Storm Water Discharges. A copy of the code is available on the City's website homepage under Municipal Code.
- 7. 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.
- 8. 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.

9. 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 Photos
- 3. Photograph of New Location at Triangle Square, Costa Mesa
- 4. Proposed Plans

cc: Donald D. LammDiamond Star Associates, Inc.4100 MacArthur Blvd. Ste 310Newport Beach, CA 92660