# CITY OF ORANGE DESIGN REVIEW COMMITTEE MINUTES – FINAL

February 20, 2013

Committee Members Present: Carol Fox

Robert Imboden Craig Wheeler Joe Woollett

Committee Members Absent: Tim McCormack

Staff in Attendance: Leslie Aranda Roseberry, Planning Manager

Doris Nguyen, Associate Planner Sandi Dimick, Recording Secretary

### Administrative Session – 5:00 P.M.

Chair Fox opened the Administrative Session at 5:00 p.m.

The Committee Members reviewed the meeting minutes from the February 6, 2013 Design Review Committee meeting. Changes and corrections were noted.

Planning Manager, Leslie Aranda Roseberry, stated there were no changes to the Agenda.

Committee Member Woollett made a motion to adjourn the Administrative Session of the Design Review Committee meeting.

SECOND: Craig Wheeler

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

NOES: None ABSTAIN: None

ABSENT: Tim McCormack

MOTION CARRIED.

Administrative Session adjourned at 5:20 p.m.

### Regular Session - 5:30 P.M.

# **ROLL CALL:**

Committee Member McCormack was absent.

### **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: February 6, 2013

Committee Member Woollett made a motion to approve the minutes from the Design Review Committee meeting of February 6, 2013, with the changes and correction noted during the Administrative Session.

SECOND: Craig Wheeler

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

NOES: None ABSTAIN: None

ABSENT: Tim McCormack

MOTION CARRIED.

### **AGENDA ITEMS:**

**Continued Items:** None

New Agenda Items:

### (2) DRC No. 4670-13 – TULSA RIB COMPANY RESTAURANT

- A proposal to modify the exterior of a 4,898 sq. ft. restaurant.
- 220 E. Katella Avenue
- Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- DRC Action: Final Determination

Associate Planner, Doris Nguyen, presented a project overview consistent with the Staff Report.

Applicant, Liz Parker, address on file, stated she was the business owner and the initial intent was not to do too much to the exterior of the building, but when the bee hive was found, which had been there for about eight years and in examining the wood, there was a tremendous amount of rot. The irrigation was also looked at and due to faulty construction everything was deteriorating. She and her husband had gone to Jon Califf for his help. The restaurant had been every type of themed restaurant and the brick had been covered with marble tile. They asked for a solution to correct the problems. The building was ranch style on the bottom section and midcentury style on the top section, with no specific style in the middle section. Since the restaurant was more of a ranch restaurant the decision was made to carry the ranch style up high, rather than the mid-century style down low. The intent was to make some minor changes to the exterior, put in some pretty landscape, paint the building, and then cross their fingers that they were successful enough to continue onto the exterior. There had not been a plan to complete such extensive work, with the need to appear before the DRC, and that was the background on why she was here before them.

Committee Member Woollett asked if they were able to harvest the honey from the bee hive?

Ms. Parker stated she had wanted that to happen, however, the hive was so close to the street and in harvesting the live bees it created a very dangerous situation. With people walking by, the street would have needed to be cleared for two hours. She was amazed at how previous tenants had not been aware of the bee hive.

### Public Comment

None.

Chair Fox opened the item to the Committee for discussion.

Committee Member Wheeler stated he was having difficulty determining what type of beam was being used. On drawing "B" the heel cut was shown on the horizontal beams.

The applicant's representative, Jon Califf, address on file, stated that was where it occurred on the other rafters further down. Using a heel cut they would be able to get most of the dry rot. When they started trimming there was an awful lot of Bondo that had been found.

Committee Member Wheeler stated there was a notation of brick replacing the damaged brick where the marble tiles would be removed. He assumed the brick would be matched?

Mr. Califf stated they were in touch with someone in Utah and then Northern California that had a similar brick; however, it was slightly smaller. The owners then visited Thompson's and they were able to find an exact match.

Committee Member Wheeler stated he was a little nervous about the thin barge boards and that they might bend. He suggested the use of something a bit thicker.

Mr. Califf stated he had spoken with the contractor and they had 3x tongue and groove. The main concern was that if there was too much rot in the end, how could it be fastened. The area appeared pretty good on the north side, as far as rot was concerned. Another area might need to be trimmed back 3/4" to solid wood to get an angle on them and brace it so there would not be twisting. A 3x was possible.

Committee Member Wheeler stated it would not look so thin and not conflict with the heavy beams. Maybe he could do it with some type of backer.

Committee Member Imboden asked if the barge rafter was really tacked on the end, as it appeared in the elevations?

Mr. Califf stated it was on the end. He was trying to arrange it so there could be a drip edge put in and not the need to piece in the roof.

Committee Member Wheeler stated he was curious as he had not noticed where the smoker was on the interior of the project.

Ms. Parker stated the restaurant had not needed a smoker. They used a smoked finishing sauce instead. Their meat was slow cooked for 12 hours and the meat just fell off the bone.

Committee Member Imboden stated he had no concerns or questions.

Committee Member Wheeler made a motion to approve DRC No. 4670-13, Tulsa Rib Company Restaurant, subject to the findings and conditions contained in the Staff Report and with the additional condition:

• The new brick veneer to match the existing brick veneer.

And with the following suggestion:

• The architect to study an alternative for the barge board for something thicker, either a thicker board or a built-up.

SECOND: Joe Woollett

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

NOES: None ABSTAIN: None

ABSENT: Tim McCormack

MOTION CARRIED.

# **ADJOURNMENT:**

Committee Member Woollett made a motion to adjourn to the next regular scheduled Design Review Committee meeting on March 6, 2013.

SECOND: Craig Wheeler

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

NOES: None ABSTAIN: None

ABSENT: Tim McCormack

MOTION CARRIED.

Meeting adjourned at 5:45 p.m.