

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: AUGUST 21, 2013

To: Chair Fox and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Anna Pehoushek, Principal Planner

SUBJECT: MINOR SITE PLAN REVIEW NO. 0737-13 AND DRC NO. 4687-13 —

AVONTI SALON

SUMMARY

The applicant is proposing to adaptively reuse a 2-story historic residential structure as a beauty salon. The project includes removal of a contemporary 702 sq. ft. addition to the historic structure, and construction of a new 1,451 sq. ft. addition at the rear of the structure. Site improvements will be undertaken as part of the project including establishment of a parking lot for the property and landscaping.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project with the findings and conditions as presented.

BACKGROUND INFORMATION

Applicant/Owner: Richard Gall, Dolphin Rosie, LLC

Property Location: 206 West Almond Avenue, Old Towne Orange Historic District
General Plan Designation: Old Towne Mixed Use-15 (0.5-1.0 FAR; 15 du/acre) (OTMIX-15)

Zoning Classification: Old Towne Mixed Use-15 (Santa Fe Depot Specific Plan)

(OTMU-15) (SP)

Existing Development: Two-story, 1902 Victorian residential structure (vacant historic

single family residence)

Property Size: 13,689 square feet

Associated Applications: None Previous DRC Review: None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

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) as the project involves rehabilitation of an existing structure and demolition and replacement of a small contemporary building addition.

PROJECT DESCRIPTION

The proposed project site is developed with a 2-story (31'2"), contributing c. 1902 Victorian residential building that has been vacant for several years after ceasing use as a residence. The historic architecture features elements of the Classical Revival and Craftsman styles in its eclectic design. The exterior of the historic structure is a combination of shingled siding and brick, along with an Arroyo stone foundation and front porch. A 1-story stucco addition was built at the rear of the house c. 1960. The design of this addition bears no relationship to the historic structure.

The proposed project involves renovation of the interior space of the historic structure for use as a beauty salon. The existing incompatible addition would be removed and replaced with a new larger addition that would serve as an extension of the salon space in the historic structure. The design of the addition is intended to reference a carriage house or solarium in both scale and placement on the lot in relation to the historic structure. The addition would have a height of 20°.

A parking lot would be developed to the west of the building. Improvements would include parking lot lighting, a trash enclosure and parking lot landscaping. Landscape installation is also proposed along the Almond Avenue, Olive Avenue, and rear portion of the lot.

As part of the project, the applicant will be removing the existing handicap ramp at the front porch of the historic residence and reconstructing the original concrete steps. Modifications are also proposed to the pair of concrete steps and landing on the west elevation of the historic structure. Here, the existing steps would be removed and an elevated concrete walkway would be installed with stairs at either end leading to the two ground floor doors. Handicap access would be provided at two separate points along the east elevation of the addition.

EXISTING SITE AND AREA CONTEXT

The property is located on the southwest corner of West Almond Avenue and South Olive Street, and is a prominent feature of this intersection. The site is presently developed with the historic structure, with the remainder of the site primarily a dirt lot.

West of the site is a 2-story non-contributing contemporary multi-family structure. North of the site is a small public parking lot adjacent to the Orange Senior Center. Diagonally to the northeast is the Jensen Building parking lot. East of the site on Olive Street is a contributing single-story c. 1890 Classical Revival residence. South of the site on the west side of Olive is a

contributing 2-story 1918 Craftsman residence. Continuing south on the 200 block of South Olive street are a combination of 1- and 2-story homes on either side of the street. The architectural styles represented on the street include Victorian, Craftsman, Craftsman Bungalow, and Hip Roof Cottage dating from 1905 to 1922.

EVALUATION CRITERIA

Orange Municipal Code:

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the Design Review Committee 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. **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).

Old Towne Design Standards:

The Old Towne Design Standards defer to the Santa Fe Depot Specific Plan for design guidance for properties falling within the Specific Plan's planning area. The Specific Plan provides guidelines for additions to historic buildings that are consistent with the Secretary of Interior Standards. The Depot Specific Plan calls for the placement of additions to historic structures at the rear or side of the building where it would be least noticeable, visually subordinate to the historic structure, and differentiated from the historic structure by a clear line of demarcation.

Secretary of Interior Standards:

The Secretary of Interior's Standards call for new additions to be differentiated from the historic structure and to be compatible with the massing, size, scale and architectural features of the property. Additions are also to be undertaken in a manner that maintains the essential form and integrity of the historic structure.

ANALYSIS/STATEMENT OF THE ISSUES

Issue No. 1 – Addition:

The proposed building addition is positioned south of the historic structure on the site. The existing 702 sq. ft. incompatible addition would be replaced by a 1,451 sq. ft. addition (749 sq. ft. net increase). The addition features a hipped roof with a pitch similar to that of the historic structure. The hipped roof of the addition responds to the roof forms of the historic structure, and would be finished with composition shingle to match the historic structure.

Line of Demarcation: In order to provide a clear line of demarcation between the historic structure and addition, a 5' wide architectural hyphen is proposed to connect the two. The hyphen would have a flat roof and consist of a doorway on both the east and west elevations flanked by sidelights. A decorative transom is proposed at the top of the door. The treatment of these doorways is intended to mimic the front doorway and decorative windows on the north elevation of the historic structure.

The wood fascia of the hyphen would meet the eave line of the historic structure. The historic eaves were impacted at the time the contemporary building addition was made to the structure. The proposed project attempts to improve the existing condition by highlighting the exposed corner of the historic eaves; however, a portion of the historic eave line would continue to be obscured by the roof of the hyphen similar to existing conditions.

Exterior Finishes: Proposed exterior finishes for the addition include brick veneer along the base of the structure in reference to the brick treatment at the first floor of the historic structure. The cap of the brickwork on the addition is aligned with the windowsills of the historic structure's ground floor. The brick represented on the color and material board (to be presented at DRC meeting), and the use of a full brick cap at the top of the brick work, convey the appearance of full brick. Above the brick, the walls of the addition would be smooth finish stucco. The dormers, as proposed, would be finished with a combination of shingles and stucco.

The addition features simple single-panel French doors with transom windows with decorative glass similar of a similar design to that at the front porch of the historic structure. Doorways would be would be surrounded by simple, but substantial wood trim. The proposed dormer windows would be casement with wood mullions.

Dormers: The applicant has incorporated dormers on each of the addition's roof planes that are intended to provide additional natural light and ventilation for the addition. The windows would be mechanically operated casement windows. The pitch and design of the dormers contrasts with the hipped roof, having a gabled roof; however the slight flare at their point of connection with the roof mimics the dormer on the north elevation of the historic structure.

Resolution:

Staff believes that the design of the addition is generally appropriate and consistent with both the Secretary of Interior Standards and design guidelines of the Santa Fe Depot Specific Plan. The design of the proposed addition takes into consideration the forms and massing of the historic structure on the site, and incorporates fenestration that is compatible, but differentiated from the historic structure. The simple design of the windows and doors complements the historic structure without detracting from it. The height, articulation, and placement of the addition make it visually subordinate to the historic structure.

Line of Demarcation: Staff believes that the architectural hyphen, proposed building materials, and fenestration respond directly to the Secretary of Interior Standards regarding differentiating building additions from historic structures in a manner that is clearly distinguishable without negatively affecting the character defining features of the historic structure.

Exterior Finishes: Proposed building materials are compatible with those of the historic structure. Consistent with Secretary of Interior Standards, the proposed addition is differentiated from the historic structure through the use of brick and smooth finish plaster to contrast, but be harmonious with the shingle and brick exterior of the primary structure. The proposed exterior finish materials are consistent with the types of materials used at the time of historic building's construction, as well as during the period of significance for the historic district.

Dormers: Staff believes that the incorporation of dormers into the roof of the addition complicates and detracts from the roof of the addition. Although they have been included to add natural light and air to the addition, staff recommends that the dormers either be eliminated or redesigned to diminish their presence and be consistent with the style of the dormer on the north elevation of the historic structure that is more compatible with a hipped roof. Both the design and height of the roof of the addition without the dormers serve to achieve an addition that is both harmonious and subordinate to the historic residence, in accordance with Secretary of Interior Standards.

Staff is seeking direction from the DRC regarding the dormers. Staff has included a Condition of Approval addressing the elimination of the dormers (Condition #14) should the DRC concur with staff's assessment. As an option, the DRC may provide feedback on the appropriateness of re-designed dormers.

Issue 2: Streetscape Relationship/Setback:

The proposed addition would project to the east and west beyond the wall planes of the historic structure. The eastern wing of the addition would be most visible from Almond Avenue and Olive Street. The design of the proposed addition strives to address its relationship with Almond Avenue, and respond to the scale and streetscape pattern of development on South Olive. Because of the interface between this side yard area and the front yards of Olive Street, the relationship between the addition and neighborhood property frontage warrants close attention.

The development standards for the site do not require a side yard setback. However, the building setback pattern along Olive Street varies from approximately 18 to 25. In response, the eastern elevation of the addition is setback 14' from the Olive Street side property line.

Resolution:

The setback of the addition, along with the proposed fenestration, work together to provide a compatible neighborhood interface between the addition and residences on South Olive. The French doors and windows add visual interest on the east elevation, and convey a quasi-residential character that facilitate a harmonious interface between the proposed commercial use and neighborhood.

While the proposed eastern side yard setback offers a transition between the project site and neighborhood, from the Almond Street frontage the eastern portion of the addition is more visible than the western portion. Because it is setback over 50' from Almond Avenue, staff does

not believe it will detract from the historic relationship between the primary structure and streetscape. However, staff believes that the planting scheme for the landscape area north of the east wing of the addition could play a role in breaking up the visibility of the addition from Almond Avenue. Staff is seeking feedback from the DRC about whether or not any landscape enhancements are warranted.

<u>Issue No. 3 – Landscaping:</u>

Presently, the site is void of landscaping with the exception of a palm tree in the Olive Street side yard and street trees. The applicant is proposing the installation of additional King and Queen palms, as well as Agapanthus, Night Blooming Jessamine, and Wisteria. Front and street side yard areas would be planted in St. Augustine turf to convey a residential aesthetic.

Resolution:

The simplicity of the landscape program and plant materials is a historically appropriate solution to landscaping the site. Staff is seeking confirmation of this approach from the DRC, and has included a Conditions of Approval (Condition #15) requiring review and approval of a more detailed final landscape plan by the DRC.

ADVISORY BOARD RECOMMENDATION

The proposed project was reviewed by the Staff Review Committee on May 1, June 19, and July 17, 2013. The Staff Review Committee recommended approval of the project subject to conditions (Conditions of Approval # 16-40).

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 recommend Planning Commission approval of 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).
 - With adoption of conditions of approval, the proposed project addresses the *Old Towne Design Standards* through the use of building materials, roof forms, and fenestration that

are compatible with the historic structure. While the building occupancy is a beauty salon, the significance of the structure is attributed to its historic single-family residential character and physical relationship to both Almond Avenue and abutting neighborhood to the south on Olive Street. The proposed alterations and addition preserve the historic residential character and contextual relationship of the original structure, and result in the replacement of an insensitive addition with one that is compatible with the historic structure.

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 and OTDS.)

The proposed project is in compliance with the Secretary of the Interior's Standards and Guidelines in that they have been designed to be compatible with, yet differentiated from, the original historic building. The use of an architectural hyphen between the original historic structure and addition address the Secretary of Interior Standards and National Park Service guidance on transitions between historic and new construction. The scale and articulation of the addition do not detract from the property's character defining features, ability to be recognized as a historic residential structure, or relationship with its surroundings. The proposed project maintains the historic integrity of the property as the site improvements do not degrade the materials or workmanship associated with the historic structure, and actually reverse inappropriate alterations to the front porch. With replacement of the insensitive addition and landscape improvements, the property will have an improved relationship with its setting.

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).

With conditions of approval the design of the proposed building addition comply with the Santa Fe Depot Specific Plan, Old Towne Design Standards and Secretary of Interior's Standards for the Treatment of Historic Properties. The design and separation of the addition references the historic residential structure in a manner that allows for a clear delineation between the historic structure and addition, and interpretation of the historic relationship between the subject property and neighborhood to the south. The aesthetic values of the community are upheld through removal of the incompatible addition, and the setback, scale and architecture of the new addition. The proposed landscaping and parking lot installation will also benefit community aesthetics by converting the neglected dirt portions of the property to an improved condition.

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 proposed project is not an infill residential project, and is therefore not subject to the *City of Orange Infill Residential Design Guidelines*.

CONDITIONS

Staff recommends the Design Review Committee recommend Planning Commission approval of DRC 4687-13 subject to the conditions listed below and any conditions that the Design Review Committee deems appropriate to support the required findings and ensure the preservation of community aesthetics:

- 1. All construction shall conform in substance, and be maintained in general conformance, with plans labeled Attachment 2 (stamp dated August 14, 2013) and as recommended or modified by the Design Review Committee.
- 2. Prior to building permit issuance, the applicant shall pay all of the applicable Development Impact Fees in accordance with the most current fee schedule. 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.
- 3. Prior to building permit issuance, construction plans shall show that all structures shall comply with the requirements of Municipal Code (Chapter 15.52 Building Security Standards), which relates to the use of specific hardware, doors, windows, lighting, etc (Ord. No. 7-79). Architect drawings shall include sections of the Ordinance that apply under "Security Notes". An "Approved Products List 1/08" of hardware, windows, etc is available upon request.
- 4. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 5. Subsequent 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 by the City's Design Review Committee.
- 6. 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. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
- 7. The applicant 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.
- 8. Design Review No. 4687-13 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
- 9. 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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 10. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
- 11. Prior to Building Permit issuance, the applicant shall pay any outstanding monies due to the City of Orange for Planning Division entitlement activities related to this project.
- 12. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
- 13. Plans submitted for Building Plan Check shall comply with the California Fire and Building Code as amended by the City and as frequently amended, and in effect, at the time of application for a Building Permit.
- 14. The applicant shall revise the roof design of the addition to eliminate the dormers on all roof planes. This change shall be reflected on the construction drawings prior to the issuance of building permits.
- 15. The applicant shall submit a detailed landscape plan for review and approval by the Design Review Committee prior to issuance of a building permit for the addition.
- 16. In regard to the design of Fire Department Connections (FDC), the following shall be considered:
 - a) The fire department connection shall not be affixed to the building;
 - b) The fire department connection shall be located at least 40 feet away from the building;
 - c) The fire department connection shall be located on the address side of the building;
 - d) The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant;
 - e) The fire department connection shall not provide pressure on the on-site hydrants.
- 17. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
- 18. The Fire Department notes provided to the project applicant shall be provided within the plans submitted for Building Plan Check. However, the plans shall comply with current Fire Codes regardless of the codes quoted in the notes provided in the letter.
- 19. Prior to issuance of Building Permits, the applicant shall process and record a Lot Line Adjustment to consolidate all parcels.

- 20. All public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
- 21. All utility lines from public street and easement, including power line and telecommunication line, shall be constructed underground.
- 22. All driveway aprons shall comply with City of Orange Standard Plans and Specifications for Commercial Driveway Apron and also conform to current ADA sidewalk access requirements.
- 23. Any unused driveway approaches shall be restored with full height curb and gutter and sidewalk. Repair any cracked, uneven, or damaged public sidewalk, curb and gutter along project frontage.
- 24. All works within public right-of-way and public utility easements will require Encroachment Permits. These works include sidewalk and driveway constructions and utility connections.
- 25. An approved Grading Plan from Public Works Department shall be required. The Grading Plan shall include phased Erosion and Sediment Control Plans and any Site Demolition Plan, if required.
- 26. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
- 27. All sewer and storm drain lines shall be depicted on the Grading Plan for plan check review prior to the issuance of a Grading Permit. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
- 28. All structural BMPs for water quality purpose shall be shown on the Grading Plan prior to the issuance of a Grading Permit. Water quality features shown on the Grading Plan must match the project WQMP.
- 29. Prior to the issuance of a building permit, the applicant shall submit a water improvement plan to the Water Division for new domestic water services, fire suppression services, landscape services, and or any other proposed improvements or relocations affecting the public water system appurtenances for review and approval. The applicant shall be responsible for the costs associated with the proposed improvements.
- 30. Prior to the issuance of a building permit, the applicant shall be responsible for the installation/relocation of the proposed/existing public water system appurtenances as necessitated by the proposal to a location and of a design per the improvement plans as approved by the Water Division.
- 31. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and or fire master plan so that their designs concur.

- 32. Prior to the issuance of a certificate of occupancy, the applicant shall be responsible for the installation of necessary fire suppression services as determined by the Fire Department and Water Division.
- 33. Prior to building permit issuance, the Water Division shall approve the type and location of the domestic, landscape irrigation and or fire suppression service back flow prevention devices for proposed City services.
- 34. Plans submitted during plan check shall show that the installation of sewer mains in the vicinity of water mains is done per the Water Division Standard No. 113.
- 35. Plans submitted during plan check shall show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, fire hydrants and all other utilities except sewer.
- 36. Plans submitted during plan check shall show that permanent signs, awnings, or other structures are not installed over water mains, laterals, services, meters, and fire hydrants.
- 37. Prior to approval of the water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspection charges as determined by the Water Division.
- 38. That a minimum of fourteen-calendar days prior to public water construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the approved water improvement plans as approved by the Water Division for all proposed public water system facilities to the Water Division for review and approval.
- 39. Prior to the issuance of a certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new City services where the incoming pressure exceeds eighty pounds per square inch.
- 40. Payment of TSIP fees will be required prior to the issuance of building permits.

ATTACHMENTS

- 1. Vicinity Map and Site Photos
- 2. Plans stamp dated August 14, 2013
- 3. City of Orange 2010 Historic Inventory Survey Form
- 4. Sanborn Fire Insurance Map, 1909
- 5. Historic Photo

cc: Richard Gall 1165 Saling Way Laguna Beach, CA 92651