

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: NOVEMBER 20, 2013

To: Chair Fox and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Jennifer Le, Senior Planner/Environmental Review Coordinator

SUBJECT: DRC No. 4690-13 – CITY OF ORANGE– WATER WELL 27

SUMMARY

A proposal to demolish (inactive) Water Well 14, and drill and construct new Water Well 27 at the City's Water Yard addressed 145 and 189 S. Water Street/140 S. Jameson Street. The Project includes a noise-attenuating well enclosure, concrete block building for chemical storage and electrical equipment, and a 1,500 gallon diesel-powered emergency generator within a metal enclosure.

RECOMMENDED ACTION—RECOMMENDATION TO CITY COUNCIL

Staff recommends the DRC recommend approval to the City Council, subject to the conditions listed in this staff report.

BACKGROUND INFORMATION

Applicant: City of Orange
Owner: City of Orange

Property Location: 145 & 189 S. Water Street/140 S. Jameson Street (north of Almond

Avenue between Water Street and Jameson); a portion of APN 390-

453-07

General Plan Designation: PF-Public Facilities and Institutions

Zoning Classification: PI—Public Institutions

Existing Development: The City's Water Yard contains office buildings, equipment

storage areas, a temporary trailer, an above ground water tank, parking lot, and the Water Warehouse building. The project work area is located behind/east of the Water Warehouse building and

within the Water Yard parking lot.

Property Size: The City Water Yard is 1.98 acres.

Associated Applications:

Zone Change 1253-09, LLA 2009-01, MND ENV 1816-09 and Minor Site Plan Review No. 0593-09 were approved by the City Council for the City's Water Well 27 project on February 9, 2010. At the time of the approval, only a conceptual site plan was complete and detailed design plans were not yet developed enough to allow for meaningful DRC review. Therefore, as a condition of the conceptual plan approval (Conditions #2 and #3), it was determined that City staff would bring detailed plans to the DRC for review prior to issuance of building permits for the project. This DRC application is intended to comply with the conditions of the previous approval.

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Addendum to MND No. 1816-09: The Water Well project was previously analyzed in Mitigated Negative Declaration No. 1816-09, which was approved by the City Council on February 9, 2010 along with a conceptual plan for the water well improvements. More detailed plans for the proposed well have now been completed. Project plans are substantially the same as was analyzed in MND 1816-09, except that an emergency generator and demolition of inactive well 14 was added to the project. As such, an Addendum to previously-approved MND No. 1816-09 has been prepared to evaluate the environmental effects of the changes to the project. The Addendum finds that no new significant impacts would result from the project that were not already identified and discussed in the previously-approved MND. Therefore, no new mitigation measures are required. The DRC is being asked to review and consider the information contained in the Addendum prior to making a recommendation on the project.

PROJECT DESCRIPTION

The City is proposing to demolish the existing (inactive) Water Well 14 located within the City's Water Yard parking lot (189 S. Water Street) south of the Water Warehouse building (addressed 145 S. Water Street). Water Well 14 has been inactive for the last few years due to water quality issues. Demolition would involve removing the well pump and filling/capping the well hole with concrete in accordance with adopted City Water Division standards and specifications. Curb and gutter would be constructed and the area would be paved and restriped for parking. A planter strip between the proposed curb and gutter and Water Warehouse building would be landscaped with shrubs, consistent with the adjacent planters.

The City is proposing to drill and construct a new Water Well 27 behind/east of the existing Water Warehouse building. Construction of the well would involve drilling to approximately 1,000 feet and installing a well casing and well pump. A 17' by 17' by 14' sound attenuating enclosure with an open ceiling would be installed around the well. The enclosure's exterior

would be of coated metal siding in a neutral color to blend with the existing buildings. A 33' by 11' by 12' concrete block building with metal doors and a pitched asphalt shingle roof would be constructed to the southeast of the proposed well to house a 350 gallon chlorine container and electrical equipment. A 1,500 gallon diesel-powered emergency generator would be installed within the existing Water Yard parking lot. An enclosure approximately 37' by 10' by 12'-3" would be installed around the generator. The generator enclosure would be an open ceiling metal enclosure with a metal access door, painted a neutral color. The project also involves demolition of an old Southern California Edison (SCE) transformer located at the southern end of the Water Yard, installation of a new electrical SCE transformer cabinet adjacent to the proposed well 27, above ground piping, a catch basin with a splash wall, a new fire hydrant, and a 16" underground well discharge pipe and sewer lateral connection on Jameson Street.

Along Jameson Street, the existing chain link fence with slats would be removed and a 6' tall black tube steel fence (to match the adjacent Water Yard perimeter fencing) would be installed along the eastern and northern property lines. The driveway on Jameson Street would be reconstructed to a 30' wide commercial driveway, with a 15' double-wide tube steel double swing gate for well access. The existing 4' wide sidewalk along the Jameson Street frontage would be removed and landscaping and irrigation would be installed within an approximately 10' wide parkway to match the adjacent landscaped parkway to the south. The parkway landscaping would function to screen views of the site from the residential uses on Jameson. However, the buildings and enclosures as well as the SCE transformer, well piping etc. would still be visible to some extent through the tube steel access gate.

A neutral color palette is proposed, consisting of a "Sandstone" color for the concrete block, asphalt shingle roof and well enclosure, and "Desert Sands" for the metal doors, fascia, rain gutter, above ground pipelines and generator enclosure. A color board will be presented to the DRC at the meeting.

EXISTING SITE

The Project site consists of a portion of the City's existing 1.98-acre City Water Yard. Controlled access to the Water Yard is provided on Water Street, with vehicles exiting onto Jameson Street. Project work is proposed primarily behind and east of the City's Water Warehouse. This area is an unpaved dirt area enclosed with chain link fencing with slats. The larger Water Yard complex contains offices for Water Division staff, a temporary trailer serving as office space, an equipment storage building, an above ground water tank and a parking lot.

EXISTING AREA CONTEXT

Topography in the project area is flat. A vacant City-owned lot is located directly north of the project site, with Chapman Avenue further north. A vacant City-owned lot and the Hobbs office building are located across Water Street to the west. Single family residences are located across Jameson Street to the east. Single family and multi-family residential and a City Water Division maintenance yard are located to the south across Almond Avenue.

Development in the area is a mix of architectural styles. Single family homes in the area were generally constructed in the early- to mid-1900's and exhibit residential architecture typical of that era. Most are clad with wood siding and have asphalt shingle roofs. The Hobbs office building on Water Street at Chapman Avenue has a more contemporary design and a stucco finish. At the City's Water Yard, there are a mix of structure types and architectural styles. The Water Warehouse (directly adjacent to the well site) exterior is a mix of CMU block construction and corrugated metal siding with a pitched metal roof. The portions of the Water Division offices visible from the well site have a smooth stucco finish and a flat roof. The project site is located outside of the Old Towne Historic District and is not listed in the City's historic resources inventory.

EVALUATION CRITERIA

Orange Municipal Code (OMC) 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. 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. **Signage**. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
- 4. **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).

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: Materials and Finishes/ Compatibility

As shown on the elevations, concrete block, metals doors, and an asphalt composite shingle roof are proposed for the chemical storage/electrical building in a neutral color palette. The well enclosure and the generator enclosure are of a coated metal material in a neutral color. These

materials are typical of utility structures throughout the Water Yard site and the City as a whole, and reflect the utilitarian function and use of the property. As such, the materials and the neutral color palette are a reasonable choice.

The site is located across the street from residential uses on Jameson Street and will be visible through the proposed tube steel fence and access gate. Therefore, it may be desirable to better screen the site or to consider finishes other than CMU block for the transformer/electrical building.

For example, the project could utilize a split face CMU block wall instead of tube steel fencing along Jameson (outside of the driveway area) to provide a more opaque screening solution (though the majority of the site frontage would still be visible through the proposed 30' wide tube steel access gate). As another option, a perforated metal backing could be applied to the tube steel fence and access gate to provide a higher level of screening.

It may also be desirable to use split face CMU block for the proposed building instead of precision block (though it should be noted that the south wall of the Water Warehouse building is of precision block). As another option, the building could use a smooth stucco finish on the exterior to better relate to the Water Division's main office building. In addition, it may be desirable to vary the color palette more, utilizing a combination of darker and lighter neutrals.

Staff is seeking direction from the DRC on the proposed materials and finishes. Overall, staff believes they are internally consistent and appropriate given the facility type.

ADVISORY BOARD RECOMMENDATION

SRC recommended approval of the project on June 5, 2013, subject to certain conditions. SRC conditions are listed below.

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.

Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval to the City Council, 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 within the Old Towne Historic District; therefore, this finding does not apply.

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 within a National Register-listed historic district; therefore, this finding does not apply.

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 project site is not located within a specific plan area, nor is it subject to any adopted design standards.

The project design is utilitarian in nature and is tied together through the use of similar materials and finishes, and a neutral color palette. The proposed finishes and materials are consistent with water infrastructure facilities in the adjacent Water Yard and throughout the City and overall reflect an integrated and appropriate design for the facility.

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 does not constitute "infill residential development"; therefore, this finding does not apply.

CONDITIONS

Staff recommends the Design Review Committee recommend approval of DRC No. 4690-13 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.

All construction shall conform in substance, and be maintained in general conformance, with plans labeled Attachment 4 (dated November 1, 2013) and as recommended or modified by the Design Review Committee.

Staff Review Committee Conditions

1. Prior to construction commencement, building permits shall be obtained for structural, electrical and mechanical components of the project, as applicable.

- 2. Prior to awarding a construction contract, a final Water Quality Management Plan shall be submitted to the City's Public Works Department and approved.
- 3. Prior to awarding a construction contract, construction plans and specifications shall include City-standard Erosion and Sediment Control and Water Quality Notes, and include or require preparation of an Erosion Control Plan for City approval (prior to commencement of work).
- 4. Prior to construction commencement, encroachment permits shall be obtained. As part of encroachment permit review, driveway, sidewalk, and utility connection plans and details shall be submitted to the Public Works Department for approval.
- 5. Prior to construction commencement, transportation and haul permits shall be obtained. Traffic Control Plans and haul routes will be required. The City Traffic Engineer may place conditions on the permit as needed to protect public safety. Such conditions may include but are not limited to avoiding residential streets to the extent feasible, limiting lane closure hours and haul hours, requiring flagmen during lane closures to direct traffic, and replacing damaged pavement.
- 6. Prior to construction commencement, Fire Department approval of the Emergency Generator Plan shall be obtained. The Plan shall demonstrate compliance with Fire and Electrical Code requirements.
- 7. 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).
- 8. All construction activity shall be limited to the hours specified in OMC Section 8.32.
- 9. Prior to building permit issuance, documentation shall be submitted demonstrating that noise insulation is sufficient to reduce operational noise from proposed equipment to acceptable noise levels as defined by OMC Section 8.32.
- 10. Mitigation Measures identified in adopted MND No. 1816-09 are hereby incorporated as conditions of approval and shall be implemented in accordance with the Mitigation Monitoring Program adopted by the City on February 9, 2010.

General Conditions

- 11. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 12. 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.
- 13. 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.

ATTACHMENTS

- 1. Vicinity Map
- 2. Site Photographs
- 3. Addendum to adopted MND 1816-09
- 4. Project Plans, dated November 1, 2013
- 5. Color Board (to be presented at the DRC meeting)

cc: Son Tran, City Water Division