



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: DECEMBER 7, 2016
TO: Chair Fox and Members of the Design Review Committee
THRU: Anna Pehoushek, Assistant Community Development Director
FROM: Marissa Moshier, Historic Preservation Planner
SUBJECT: **DRC No. 4874-16 – Cendejas Residence**

SUMMARY

The applicant proposes to construct a 712 square foot addition at the rear of a contributing single family residence and to construct a new two-car garage on property in the Old Towne Historic District.

RECOMMENDED ACTION – RECOMMENDATION TO THE PLANNING COMMISSION

Staff is requesting that the DRC recommend approval of the proposed project to the Planning Commission, subject to conditions of approval contained in the staff report and any conditions that the DRC determines appropriate to support the required findings. The project requires review by the Planning Commission because it involves an addition to a contributing building in the Old Towne Historic District that increases the square footage of the building by more than 20 percent.

BACKGROUND INFORMATION

Applicant/Owner: Ruben Cendejas
Property Location: 225 W. Palmyra Avenue
General Plan Designation: Low Density Residential (LDR)
Zoning Classification: R-1-6 (SP) – Single Family Residential (Santa Fe Depot Specific Plan)
Existing Development: 812 SF single family residence (contributor to the Old Towne Historic District, constructed c. 1919)
Property Size: 5,452 SF lot
Associated Applications: Administrative Adjustment No. 0247-16 for a ten percent increase in the maximum height of the garage within the side yard setback

PUBLIC NOTICE

No Public Notice is required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (New Construction or Conversion of Small Structures) and 15331 (Historical Resource Restoration/Rehabilitation) because the project consists of an addition to a historical resource and new construction of an accessory structure in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. In conformance with the *Secretary's Standards*, the addition at the rear of the building will be minimally visible from the street and will not negatively impact the character of the historic building or the Old Towne Historic District. The proposed addition is appropriately differentiated from the historic building, and will not destroy historic materials or features that characterize the property. The proposed garage is an accessory structure supporting the primary use of the property as a single family residence. The garage reflects the historic character of demolished garage and is compatible with the historic property. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant proposes to construct a 712 square foot addition at the rear of an 880 square foot contributing single family residence in the Old Towne Historic District and to construct a new two-car garage. The major project components include:

- Construct an addition at the rear (north) of the historic building
 - The proposed addition will incorporate an existing pop-out at the rear of the building. This pop-out was likely constructed as a service porch, but has been altered over time with new siding to match the residence. The pop-out, with a small extension to the east, functions as a hyphen between the historic house and the new addition.
 - The addition will use compatible materials with the historic residence and will be differentiated with a larger exposure in the wood siding.
 - The historic gable vent at the rear elevation of the historic house will be retained in place.
- Construct a new two-car garage
 - The garage will have a side gable roof with wood lap siding and exposed rafter tails.
 - The form and materials of the new garage will reflect the character of an original garage/carriage house that was dilapidated and demolished without permits on the property.

- The project includes an Administrative Adjustment to allow the 11 foot tall side gable roof in the side yard setback. Under the zoning code, the maximum height of the garage in the setback area is 10 feet. The Administrative Adjustment provides a 10 percent increase in the maximum allowed height, so that the garage can be constructed with a side gable roof similar to the historic condition.

EXISTING SITE

The existing site is developed with an 880 square foot single family residence, constructed circa 1919. The building is a contributor to the National Register of Historic Places Old Towne Historic District. In 2015, the previous property owner demolished a garage/carriage house at the rear of the property without permits. The garage was likely constructed within the period of significance for the Historic District and was severely deteriorated. Attachment 3 provides photographs of the garage prior to demolition.

EXISTING AREA CONTEXT

The property is located on the north side of the 200 block of West Palmyra Avenue within the Santa Fe Depot Specific Plan Area. The surrounding block is zoned R-1-6, and adjacent properties are primarily multi-family residences interspersed with some single-family residences. Properties to the west and south are zoned R-3 and R-4 for multi-family residential. Properties to the east and south primarily contain contributors to the Historic District. To the west is a large, two-story, non-contributing apartment building.

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: Compatibility of the Addition

At 712 square feet, the addition is larger than is typically proposed for historic houses in the Old Towne Historic District. However, the addition is appropriately scaled to the mass and form of the historic house. The use of the inset hyphen, incorporating a small existing pop-out on the rear of the historic building, breaks up the size of the addition. This design helps the addition to appear as a separate mass from the historic building. The location of the addition allows retention of the character-defining features of the building on the primary elevations. The hyphen also allows the historic gable vent on the rear of the house to be retained.

The gable roof form of the addition reflects the form of the historic building. To differentiate the addition from the historic house, the applicant is proposing to use a wood siding with a larger exposure. The wood windows trimmed with wood are compatible with the design and materials of the historic building.

The applicant also proposes to remove the non-historic metal railing from the front porch, which was added by the previous property owner, and repair the exposed rafter tails, which were covered with fascia by the previous property owner. This will restore historic features of the house, as recommended by the Old Towne Design Standards.

Issue 2: Garage

The original garage that was demolished by the previous property owner had wood lap siding with a side gable roof. The demolished garage, at 20 feet wide, was larger than a typical carriage house in the Old Towne Historic District. The applicant is proposes to construct a new garage at the rear of the property. The new garage will be farther back on the property than the demolished structure, but it will retain the same orientation to the street and will use the existing driveway. The garage will be reconstructed using the same roof form and approximate size as the demolished structure. It will also use compatible materials, similar to those in photographs of the demolished garage. The size, design and materials of the new garage reflect the historic of this property and are compatible with the Old Towne Historic District.

Staff recommends that the DRC finds that the proposed project is in conformance with the Old Towne Design Standards and the *Secretary's Standards*

ADVISORY BOARD RECOMMENDATION

None required.

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 approval of the project to the Planning Commission with 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.G.1).*

The proposed project is in conformance with the Old Towne Design Standards. The mass and scale of the addition are appropriate for the size of the historic building and for the character of the Historic District. The addition is minimally visible from the public right of way and made subordinate to the historic building through the use of a hyphen connecting the addition to the historic house. The addition’s design and materials are compatible with the historic building and are appropriately differentiated from the historic building. The addition retains existing historic materials and does not significantly change or obscure the building’s character-defining features.

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.G.2).*

Projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the *Secretary’s Standards*. In conformance with Standard 2, the addition at the rear of the building will be minimally visible from the street and will not negatively impact the character of the historic building or the Old Towne Historic District. In conformance with Standards 9 and 10, the proposed addition is appropriately differentiated from the historic building, and will not destroy historic materials or features that characterize the property. The proposed project will also remove non-historic exterior features and restore damaged historic features. The project is in conformance with the *Secretary’s Standards*.

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.G.3).*

As described above, the proposed project conforms to the Old Towne Design Standards, which are the applicable standards and design criteria referenced and/or recommended by the Design Review Committee for projects in the Old Towne Historic District.

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.G.4).*

The *City of Orange Infill Residential Design Guidelines* do not apply to projects located within the Old Towne Historic District; this finding does not apply.

CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 5 (date stamped December 1, 2016), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans may be subject to subsequent review and approval by the Design Review Committee.
2. 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 plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
3. 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 permit, save and except that caused by the City's active negligence.
4. Construction permits shall be obtained for all future 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 permit.
5. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The

Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

1. Vicinity Map
2. Site Photographs
3. Demolished Garage Photographs
4. DPR form for 225 W. Palmyra Avenue
5. Plans (date stamped received December 1, 2016)

CC: Ruben Cendejas
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