



Agenda Item

Design Review Committee

Item #: 4.2.

12/6/2023

File #: 23-0779

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

A proposal to construct 49 small lot homes located at 901 E. Katella Avenue (Design Review No. 5092-22).

2. SUMMARY

The applicant proposes to redevelop an existing 2.71-acre commercial site with 49, two-and three-story single family small lot homes (17 paired and 15 detached), open space recreation areas, guest parking, and related site improvements.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. BACKGROUND INFORMATION

Applicant: Intracorp Homes, Emilie Simard

Property Owner: Phoenix Power & Light, LLC, Jonathan Schurgin

Property Location: 901 E. Katella Avenue

General Plan Designation: General Commercial (GC)

Zoning Classification: Commercial Professional (C-P)

Existing Development: The site is currently developed with a 20,621 square foot two-story vacant commercial building, a 53-foot-tall wireless communication facility and equipment located to the east of the building, surface parking lot with 152 spaces, mature trees and landscaping, and site improvements.

Associated Applications: General Plan Amendment No. 0004-22, Zone Change No. 1307-22, Tentative Tract Map No. 0051-22, Major Site Plan No. 1111-22, Administrative Adjustment No. 0293-23, and Mitigated Negative Declaration No. 1882-22.

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project is a request to allow for the redevelopment of an existing 2.71-acre commercial site with 49, two-and three-story single family small lot homes (17 paired and 15 detached), open space

recreation areas, guest parking, and related site improvements (Attachment 7 - Project Plans). The existing commercial building, site improvements, and wireless communication facility will be demolished/removed. To accommodate the project, the applicant proposes a General Plan Amendment to change the land use designation from General Commercial (GC) to Medium Density Residential (MDR), a Zone Change from Commercial Professional (C-P) to Residential Multiple Family (R-3), and application of Small Lot Subdivision Development Standards [Orange Municipal Code (OMC) Section 17.14.270]. The proposed development will have a density of 18.1 dwelling units per acre, approximately the midpoint of the Medium Density Residential designation, which provides for densities of 15.1 to 24.0 dwelling units per acre. The proposal also includes a Tentative Tract Map for the small lot subdivision and to establish private and common use areas.

In 2021, Title 17 of the OMC was amended to provide development standards for small lot subdivisions. The Small Lot Subdivision Development Standards and Guidelines allow for the development of smaller fee simple, single family residential lots in the multi-family residential zones (R-3 and R-4) and in the NMU-24 mixed use zone. The lots created under these standards are less than the typical minimum area of a standard single family lot, which allows for flexibility in lot configuration, and reduces the amount of land required for new single family residences. The development standards include regulations for lot frontage, setbacks, stories, height, private open space, and parking. These development standards allow for a space-efficient and economical alternative to traditional options for home ownership.

The project includes small lots ranging from 1,467 to 2,476 square feet. Residential units are configured around a 25-foot wide looped private interior roadway. Fifteen (15) residences have primary entryways that are accessed from the Cambridge Street and Katella Avenue frontages, providing a pedestrian oriented sidewalk interface along both streets. Twenty-two (22) units located at the center of the site have primary entries off an interior landscaped paseo, and twelve (12) units along the northern boundary have primary entries off of the interior roadway.

The project provides three different floor plans with units ranging from 1,701 to 2,004 square feet. Modified floor plans will also be offered for Plan 2 styles with the option of a fourth bedroom. In addition, each unit plan provides additional garage space dedicated for the storage of three trash carts for the collection of solid waste, recyclables, and organics.

Floor Plan	No. of Units	Gross Area (Square Feet)	No. of Stories	No. of Bedrooms	No. of Bathrooms	Garage (Square Feet)
Plan 1	17	1,965	3 + Roof Deck	3	3.5	487
Plan 2	17	1,947	3 + Roof Deck	3	2.5	471
Plan 2 Alt	3	2,001	3 + Roof Deck	3 or 4	3.5	471
Plan 3	12	1,701	2	3	2.5	458
Total	49					

Architecture

The project site is located in an area containing a mix of commercial and residential uses with eclectic architectural styles. The area along Katella Avenue is in transition with the new three-story Katella Terrace senior apartments (1249 E. Katella Avenue) under construction to the east, Kiddie Academy daycare facility (232 E. Katella Avenue) and Rapids Express Car Wash (1325 W. Katella Avenue) to the west, and recently constructed five-story multi-family apartments (Garrison Modern Apartments, 1725 W. Katella Avenue) further to the west.

The proposed project introduces a contemporary residential design that is intended to respond to the eclectic contemporary visual character of the area, and the proximity to the Fairmeadow Eichler Tract Historic District, Taft Library (740 E. Taft Avenue), and Irving House residential development (2007-2053 N. Orange Olive Road) inspired by Irving Gill architecture. The majority of units are three-stories with roof decks (35 feet tall), while the units along the northern boundary are two-stories (24 feet-5 inches) and setback 10 feet from the north property line, taking into consideration the one-story single-family residences to the north. The building orientations along Cambridge Street and Katella Avenue consider the site's characteristics and the City's Small Lot Subdivision Guidelines (Attachment 4) in that the main entrances are oriented towards the streets and sidewalks to create a relationship between the buildings and pedestrian and to establish a strong tie to the street frontages.

Architectural elements include a combination of hip, shed, and flat roof forms, parapets, arched entries, distinctive window arrangements, recessed and simple door and window detailing, porch elements, use of trim and siding, and alternating plane changes to add visual interest. Window placement has also generally been considered to preserve the privacy of adjacent neighbors within the project; however, discussion regarding window placement on the rear elevations of the northern units in relation to the single-story residences to the north is included as Issue No. 1 within Section 8 of this report.

The use of varied rooflines, articulated building elevations (especially along the street frontages), and arches help soften the scale and rectangular massing of the buildings. The rectangular building forms and openings, relationship to the street, and scale along the Katella frontage are generally visually compatible with the architecture of the two office buildings to the east. The proposed exterior building materials also contribute to the architectural character of the project, including composite roof shingles, painted stucco finish, metal canopies, vinyl windows, stucco over foam trim details, engineered wood siding, wood faux balcony railing, and painted metal sectional garage doors. The coordinated exterior color scheme consists of subtle natural tones, with contrasting colors used for accents and details. The objective is to provide a residential design that is distinctive, yet compatible with the commercial and neighborhood area context, and scale of the adjacent roadways.

Project Access and Parking:

Vehicle access is provided by two-way entrance driveways along Cambridge Street and Katella Avenue. These entry drives connect to a looped private interior roadway that provides vehicle and pedestrian access to the main entrances and garages of the dwelling units. The internal roadway includes curb, gutter, and intermittent landscape planters. No unit driveways or sidewalks are provided along the interior roadway. Each unit is provided with an attached two-car garage, and there are 30 open parking spaces for occupants and guests for a total of 128 parking spaces provided for the development. Pedestrian access from the street frontages is provided via paved walkways at the Cambridge Street driveway, at the southwest corner of the site, and through gated courtyards for each unit along Cambridge Street and Katella Avenue. The project also provides convenient

pedestrian access to nearby shopping, restaurants, office, and residential uses, as well as to the bus stop located on Katella Avenue, adjacent to the southwest corner of the site. Interior walkways are provided on the east and west sides of the interior residential island that connects to a landscaped paseo that leads to the entries of Units 14-33. The private interior roadway, parking spaces, common open space, and landscape areas designated on Sheet L-5 (HOA Maintained Areas Plan) of the project plans will be maintained by a Homeowner's Association for the development.

Common and Private Open Space:

The Small Lot Subdivision Development Standards require a project to provide common open space only if the buildings on each lot exceed 75 percent lot coverage. As noted on Sheet A1.0 (Conceptual Site Plan), lot coverage for the project ranges from 44-57 percent and therefore the project is not required to provide common open space. However, in an effort to enhance the project aesthetics and provide amenities to the residents, the applicant has provided an enclosed pocket park with shaded picnic tables, barbeque, multipurpose lawn area, and enhanced paving along the northern boundary, a pocket park with bench seating, entry portals, signage wall, and lawn area area at the southwest corner of the site, and a landscaped paseo between Units 13-34 in the interior residential island. The project also provides private open space in the form of roof decks for all three-story units, and 10-foot rear yards for units along the northern boundary.

Streetscape and Landscape

Sheet L-1 (Existing Conditions Plan) shows the removal of 18 existing mature trees in order to accommodate the new residential development. Nine (9) existing street trees will be protected in place.

Sheet L-25 (Conceptual Planting Plan) illustrates the proposed landscape palette for the project. The project incorporates a variety of water efficient plant material along the street frontages, project interior, and perimeter boundaries, including a total of 64 new trees. Streetscape treatment includes retention of existing street trees, and although not included on the plans, the incorporation of three (3) new street trees along the Katella Avenue frontage (Condition of Approval #24). Foundation planting and landscape planters will contain Hybrid Olive, Pink Trumpet, and Forest Pansy Redbud trees, and linear groupings of shrubs and groundcover including Blue Flame Agave, Little Rev Flax Lily, Huntington Carpet Rosemary, and Jerusalem Sage. The streetscape landscaping functions to convey the residential nature of the land use along the predominately commercial Katella corridor, will articulate and help soften the three-story building design, and provide a friendly pedestrian-oriented interface with the buildings and sidewalk. The project interior will include Forest Pansy Redbud, Hybrid Olive, Saratoga Laurel, Nachez Crape Myrtle, Italian Cypress, and Filibusta Fan Palm trees with a mix of similar shrubs and ground cover, including artificial turf in the pocket parks. Enhanced paving is proposed for pedestrian walkways, within the pocket parks, and within the fenced unit courtyards along the street frontages.

Fences/Walls:

Sheet L-3 (Conceptual Fence and Wall Plan) illustrates low stucco walls with wooden gates for the unit courtyards along both street frontages, contributing to the pedestrian interface of the project and sidewalks while also providing a physical cue of private property space. The southwest corner of the site is accentuated with 8-foot pedestrian portals and low stucco walls that will contain signage for the development. The majority of the existing 7-foot block wall along the northern boundary between the project and the residential neighbors to the north will remain in place, with the exception of the northeast corner that will be modified due to a retaining condition. A variable height (3 feet-6 inches to

8 feet) precision block wall is proposed along the eastern boundary between the project and the adjacent commercial site. Side yard stucco walls and gates (6 feet tall) are proposed between the units, and low tubular steel fencing and gates will enclose the landscape area at the northeast corner and pocket park along the northern boundary.

Lighting:

Sheet EP1.1 includes the Photometric Plan and fixture designs for the project. New 16 feet tall LED pole streetlights are proposed in landscape planters at the entry drives, adjacent to guest parking spaces, and in the pocket park along the northern boundary. These fixtures will have house side shielding and will be directed downward to prevent off-site light spillage. LED bollard lighting (3 feet tall) is proposed in the pocket park at the southwest corner, and various landscape lighting, including shade structure down lighting, in-ground flush mounted fixtures, and tree/sign up lighting will also be provided. Decorative LED wall light fixtures (shown on building elevations) are proposed at the front and garage door entries of each unit. The proposed fixture styles are contemporary and compatible with the architecture of the buildings.

Signage:

Conceptual signage is included for illustrative purposes on Sheet L-1 and is not part of this project proposal. Monument signage is proposed on a low wall at the southwest corner pocket park for visibility at both street intersections. The sign concept appears compatible with the building design; however, the City's Building Security Ordinance will likely require a lighted address on the monument sign and at each residential unit. All signage will comply with the City's sign regulations.

Overall, the project's coordinated architectural style, use of matching colors and materials for all structures, as well as landscape and streetscape design as proposed presents an overall integrated design theme. The project's contemporary design attempts to provide a visual transition from the eclectic appearance of the Katella commercial corridor, immediately abutting residential neighborhoods, non-descript uses at the other three corners of the intersection, and at a key "gateway" location leading to the Fairmeadow Eichler Tract Historic District.

6. EXISTING SITE

The 2.71-acre site is currently developed with a vacant 20,621 square foot two-story utility building (former AT&T switching and service truck facility) that has a recent history of transient occupation and vandalism. A 53-foot tall wireless communication facility and related equipment is located to the east of the building. There is a surface parking lot with 152 spaces, mature trees and landscaping, perimeter walls, gated entries off Cambridge Street and Katella Avenue, and site improvements. All structures and site improvements, including the wireless communication facility will be removed to accommodate the project.

7. EXISTING AREA CONTEXT

The project site is located in a transitional area of the City, containing a mix of residential and commercial uses. To the north of the project site are one-story single-family residences located along Carleton Avenue. To the south is Katella Avenue and a bus stop located adjacent to the northeast corner of Katella Avenue and Cambridge Street. Further south are one and two-story commercial buildings (Orange County Mattress, multi-tenant office building, Albert James Photographers). To the east is a two-story retail/office building (Pacific Coast Title Company, HN Mattress). To the west is Cambridge Street. Further west is the Speedway Express gas station, and two-story multi-family residences (Cambridge Court Apartments). The architecture in the surrounding area is eclectic,

dating from the 1960's through the 1980's. The site is also within one half-mile of the Fairmeadow Eichler Tract Historic District and Taft Library, and a mile from the Irving House neighborhood, a recent development of a similar format and architectural style to the proposed project.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Overall, the project's coordinated architectural style, use of matching colors and materials, conceptual signage, as well as landscape and streetscape design as proposed presents an overall integrated design theme that attempts to achieve a logical visual transition/response to the surrounding environments. Removal of the wireless facility will also improve aesthetics of the site and surrounding area. Because two-story units will be located along the northern boundary, directly adjacent to single story residences (some with swimming pools) to the north, staff is concerned that privacy may be compromised.

Issue 1: Privacy for Residences along the Northern Boundary

During the initial planning phase of the project, the applicant had included three-story attached units along the northern boundary of the project. In an effort to address staff's concerns regarding privacy for the single-story residences to the north, the applicant responded by redesigning the project and providing detached two-story units along the northern edge. Plans 3A and 3B (see Sheets A 4.3 - A 4.6) are proposed for the northern units, which include one larger bedroom window and one smaller clerestory bathroom window, both with unobscured glass on the second story rear elevations of each unit. Staff is primarily concerned with the screening of the larger bedroom windows. The rear elevations of the northern units are located approximately 14-58 feet away from the single-story residences to the north, and 10 feet from the north property line (Code requires a minimum of five feet). Sheet L-25 shows 24-inch box Natchez Crape Myrtle and Italian Cypress trees proposed on the rear corners of each lot; however, the number of trees proposed may not adequately screen the larger rear facing bedroom windows from the residences to the north. Staff believes the window size, glazing, and placement on the north elevations warrants refinement to avoid privacy infringement given the limited rear yard space available for additional landscape screening. The applicant has provided Neighbor Adjacency Exhibits (Sheets L-8 to L-15) to help illustrate the relationship between the units along the northern boundary and the single-story residences to the north. Staff is seeking direction on the proposed building fenestration along the northern boundary of the project.

9. ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) conducted reviews of the project on December 14, 2022, July 26, 2023, and on September 20, 2023. On November 1, 2023, SRC recommended that the project proceed to the Design Review Committee.

10. PUBLIC NOTICE

On November 9, 2023, a Notice of Intent (NOI) to Adopt Mitigated Negative Declaration No. 1882-22 was filed with the Orange County Clerk Recorder, posted at the site in two locations, mailed to 122 property owners and tenants within a 400-foot radius of the project site, potentially affected cities, public agencies, utility service providers, and published in the Anaheim Bulletin Newspaper.

On November 22, 2023, the City sent a DRC Public Meeting Notice to 122 property owners and tenants within a 400-foot radius of the project site, potentially affected cities, public agencies, utility service providers and persons specifically requesting notice. The project site has been posted in two locations with the notification on that same date.

11. ENVIRONMENTAL REVIEW

The proposed project is subject to environmental review per the provisions of the California Environmental Quality Act (CEQA). Mitigated Negative Declaration (MND) No. 1882-22 has been prepared for this project and is included as Attachments 4 and 5 for the DRC's review and consideration. The issues subject to DRC purview are impacts relating to Aesthetics (pages 21-24), and Cultural Resources (pages 38-40). The role of the DRC is to provide a recommendation to the Planning Commission, and comments provided by the DRC will be included in the Planning Commission Staff Report.

MND No. 1882-22 analyzes the physical environmental impacts of the project. The MND concludes that the project will have less than significant impacts to the environment with the implementation of Project Design Features relating to Air Quality and Noise, and Mitigation Measures related to Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation/Traffic, and Tribal Cultural Resources. There were no impacts identified related to Aesthetics or Cultural Resources. The public review period began on November 9, 2023 and will end on December 11, 2023. The MND was made publicly available at the Community Development Department, City Clerk's office, and the City's website.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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.

- 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).

The project is neither located in a specific plan area nor an area of the City subject to design standards. The surrounding community is characterized by a mix of land use types and design styles with no specific architectural theme. Adjacent commercial and residential buildings are generally contemporary in style, one and two stories in height, have varied roof forms, and rectangular and arched openings. The area along Katella Avenue is also in transition with the new three-story Katella Terrace senior apartments (1249 E. Katella Avenue) under construction to the east, Kiddie Academy daycare facility (232 E. Katella Avenue) and Rapids Express Car Wash (1325 W. Katella Avenue) to the west, and recently constructed five-story multi-family apartments (Garrison Modern Apartments, 1725 W. Katella Avenue) further to the west.

The proposed project will revitalize the neighborhood by replacing an existing, dated two-story commercial building and surface parking lot with a distinctive, contemporary residential

development that integrates with the surrounding development along Cambridge Street and Katella Avenue. The three-story building height integrates with the large scale two-story commercial buildings to the east and south that direct massing towards the Katella Avenue frontage. Two-story units located along the northern boundary take into consideration the adjacent one-story single-family residential development to the north. The architectural design incorporates a combination of hip, flat, and shed roof forms, unique window arrangements and details, arched openings, use of trim and siding, and façade plane changes to add visual interest. The proposed landscape design, project lighting, and signage will enhance the architectural aesthetics and will contribute to the integration of the project with the surrounding development. Streetscape enhancements along Cambridge Street and Katella Avenue provide an appealing pedestrian friendly environment to encourage pedestrian activity and linkage to surrounding commercial and residential uses, and public transportation. This project presents a unifying theme and results in an internally consistent design that is compatible with the eclectic mix of styles in the surrounding area. Further, in order to accommodate this residential development project, a Zone Change, General Plan Amendment, and implementation of the Small Lot Subdivision Development Standards are proposed to allow a space efficient alternative housing type which would create an additional opportunity for homeownership in the City of Orange.

13. CONDITIONS

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

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 7 in the staff report (date stamped received November 9, 2023), including modifications required by the conditions of approval, and as recommended for 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 administratively.
3. Subsequent modifications to the approved architecture, color scheme, and landscape plan 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 Design Review Committee.
4. The applicant agrees, as a condition of City's approval of Design Review No. 5092-22, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the

City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

5. 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 may be cause for revocation of this permit.
6. Building 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.
7. All signage shall comply with Chapter 17.36 Sign Regulations of the Orange Municipal Code. Project signage shall be subject to Community Development Director approval.
8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
9. In conjunction with construction, all activity will be limited to the hours between 7 a.m. and 8 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is sent to the applicant/property owner's address of record.
12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
13. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading

inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that 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 and painted to match the walls of the building.
15. 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.
16. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation verifying compliance with this requirement for review and approval by the Community Development Director or designee in coordination with the Public Works Director or designee.
17. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development or designee in coordination with the Public Works Director or designee.
18. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
19. Prior to building permit issuance, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Public Works Director or designee in coordination with the Public Works Director or designee.
20. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee, in coordination with the Public Works Director or designee.
21. The final landscape plan shall include a note that a fully automated irrigation system will be provided.

22. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
23. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Community Services Director in accordance with the City's Tree Preservation Ordinance. A plan is required for submittal to the City depicting all of the existing on-site trees, the specifics of each tree, and the number of trees proposed for removal and replacement.
24. Prior to building permit issuance, the applicant shall install three (3) new Camphor street trees to fill in the gaps along the Katella Avenue frontage. Tree wells shall measure 6 feet by 6 feet, and trees spacing shall be 35 feet on center. Tree variety and placement shall be approved by the Public Works Department, Tree Services Coordinator.
25. Patio covers, pergolas, canopies, umbrellas larger than five feet in diameter, or similar shade structures, and overhead patio string lighting are not permitted on roof top decks. Heat lamps and other outdoor accessory fixtures shall not extend above the height of the roof parapet/balcony railing.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Existing Site Photographs
- Attachment 3 Development Standards Reference Table
- Attachment 4 Small Lot Subdivision Guidelines
- Attachment 5 Mitigated Negative Declaration No. 1882-22, Dated October 20, 2023
- Attachment 6 Mitigated Negative Declaration No. 1882-22 Appendices
- Attachment 7 Project Plans, Date Stamped Received November 9, 2023
- Attachment 8 Color and Material Boards; Physical Boards Provided at Meeting