

September 4, 2020

Kelly Ribuffo, planner and Marissa Moshier, Historic Planner
Planning Department
City of Orange
300 East Chapman Avenue
Orange, CA 92866

Re: Design Review No. 4933-17 Minor Site Plan Review 0929-17 and Environmental Review No. 1864-17 Northern Gateway Commercial Center (887 North Glassell Street)

Dear Kelly and Marissa,

Following is an attempt to list the major comments made by the DRC at their meeting of September 2, 2020, and my responses to them:

1. Is a project proposed for the Main Street property
Response – Yes, Al and I are in the design process for a four (4) story medical office building with retail at the street level
2. Can there be a reduction in the setbacks?
Response – No, not to my knowledge
3. Can a column supporting the roof be placed in the “cut-off” at the corner?
Response – No, probably not
4. In preservation policy there are “Regulations” and there are “Suggestions”
Response – I know little of these and will defer to our Historical Preservation Consultant
5. Aspects of integrity of the existing should be followed to convey former historic features
Response – I will re-evaluate the proposal to better represent the original condition
6. Will need mitigation to be approved for National Registry when asset relocated
Response – I will need to defer to our Historical Preservation Consultant
7. General orientation is different as it addresses the street
Response – In the existing orientation only one gas pump and drive-thru are presented to Main Street. I propose to have the Historic Asset orient to the intersection therefore presenting all of the asset (building and drive-thrus) to both streets
8. Setting appears to be OK within residential and light commercial
Response – OK

158 N. Glassell St., Ste 201
Orange, California 92866
Telephone: 714.771.8400
Facsimile: 714.771.8494
LP3ARCH@aol.com

9. Historic views and site (basically historic condition all AC paving with no landscape)
Response – I will revise the Landscape concept to emulate and emphasize the idea of AC paving
10. Stucco vs Wood Siding (OK either way)
Response – We opt for the stucco on the “box” form
11. Door access – not enough space to legally take access to the little building
Response – I will review this condition in light of the potential of deleting one parking space
12. ADA route to window at the end of the building not workable
Response – Same response as above
13. Fascia Detail Sheet A-3
Response – I will revise detail as suggested to expose the original fascia dimension
14. Key note 9 Sheet A-3 change doors
Response – We will retain both doors and refinish them
15. Sheet H-4 Detail C shows historic display 8 feet above the paving surface – too high to read
Response - required public signs
16. Was the enclosed bay original?
Response – I don’t think so
17. The little building seems to be overwhelmed at its current location. By relocating it to a less dense surrounding it would be more like it was originally and be “happier”
Response – I agree
18. Can the building be rotated 45 degrees to match the original orientation?
Response – No, the rotation would not allow parking and/or an additional to render the site viable
19. Background building seems appropriate
Response – Thank you, I agree
20. Can a parking space under the roof be sacrificed and made into a patio
Response – Great idea! It might be possible if an Administrative Adjustment could be awarded of 10% (now a total of 10 spaces - per code)
21. More Landscape is not necessarily better
Response – I agree – I will revise the Landscape plan to better relate to the existing Historic site
22. By moving and rehabilitating the building it would prolong its life
Response – I agree

23. Try to have wheel stops deleted

Response – I will try again – this was a SMART committee requirement – probably an ordinance

24. Need wood supports as close to original size as possible

Response – Will do

25. Concrete bases are out! Use something else to protect the columns such as bollards

Response – Will do

26. Should the formation of an additional committee to review/study the proposal be formed?

Response – Staff stated – “No, can be handled between applicant and staff”

27. Parking Requirements should be relaxed do to the nature of the use – “Speedy-Mart” (a quick in and out) and the proximity to considerable multi-family developments prompting walk-ins

Response – I would hope so if possible

28. Looks like a garden and not a gas station – should reduce landscape possibly more grasses

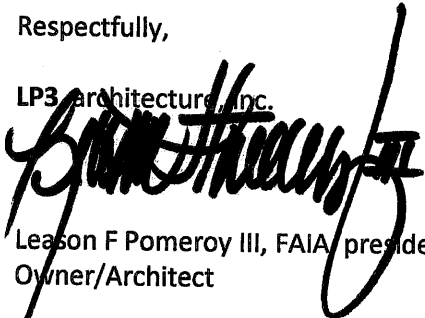
Response – I will re-design the landscape to introduce the image of less “garden” landscape

I understand that this list of comments and responses will be part of a re-submittal package along with a revised Conceptual Landscape Plan, Site Plan and Details.

I trust that these responses will satisfy the concerns, issues and comments of the committee.

Respectfully,

LP3 architecture, inc.


Leason F Pomeroy III, FAIA, president
Owner/Architect

Cc Al Ricci