

There were no speakers. The public hearing was closed.

The Committee asked the applicant if he would be willing to move the transformer two feet closer to the wall in order to move the tree further away from the curb.

The applicant agreed to move the transformer closer to the wall.

Committee Member McCormack made a motion to approve Design Review No. 4966-19 – 76 Gas Station Renovation subject to the findings and conditions in the staff report with an additional condition:

- The applicant shall move the transformer to the south and west approximately 2 feet in order to place the new Sycamore tree 5 to 6 feet away from the curb surrounding the landscape planter.

SECOND: Skorpanich

AYES: McCormack, Skorpanich, Imboden, McDermott and Fox

NOES: None

ABSENT: None

MOTION CARRIED

3.3 DESIGN REVIEW NO. 4977-19 – RONALD MCDONALD HOUSE EXPANSION

- A proposal to construct a 20,483 square foot addition to the Orange County Ronald McDonald House. The Ronald McDonald House would expand from 21 bedrooms to 44 bedrooms. A surface parking lot with 44 parking spaces will be provided on the south side of the property. An existing historic single-family residence at 802 W. Culver Avenue will be incorporated into the site and converted to office use.
- 383 S. Batavia Street and 802 W. Culver Avenue, Old Towne Historic District
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Preliminary Review

Marissa Moshier, Historic Preservation Planner, provided an overview of the project consistent with the staff report.

Noel Burcelis, Ronald McDonald House Executive Director; Eric Pan, project architect/applicant; Bob Stone, landscape architect; and Jan Van Dijs, project manager, all spoke on behalf of the project.

Chair McDermott opened the public hearing.

David Schneider, Linda Duyette, Joe Schneider, Paula Acken, and Shari Carter, residents of the neighborhood, and Jeff Frankel, Old Towne Preservation Association representative, spoke in opposition of the project due to size of the addition, affected property values, and parking & privacy concerns.

Darcy Golden, resident of the neighborhood, spoke in support of the project.

Chair McDermott closed the public hearing.

Ms. Moshier advised the residents that this is a preliminary review for the design of the addition and they will have additional opportunities to voice their concerns at future decision-making meetings.

The Committee had comments and questions on the following:

- The relocated house at 802 W. Culver Avenue was part of the Sycamore Plaza project and how the orange grove came to be.
- Changes to the property where the historic residence is located.
- The relocation of the house and the orange grove was part of the mitigation for the previous construction that was brought to Planning Commission many years ago.
- How landscape is determined for the Public Institution Zone.
- Whether the proposed rezone will include the historic residence at 802 W. Culver Avenue.
- Whether the project will require a Section 106 review.
- The purpose of the change to the General Plan designation.
- If the garage will need to be moved due to the storm drain realignment.
- Whether 44 parking spaces are sufficient for staff and guests.
- Requirements to replace street trees that are being removed.
- Development of the grading plan. Ms. Moshier responded it is being reviewed by Public Works.
- The building massing and design looks like a hotel. There is a disconnect between the spirit of the Design Standards and the project. Size has not been sensitively addressed and the project is not reflective of the historic character of the neighborhood.
- View into neighboring properties must be eliminated from windows, outdoor balconies, and terraces.
- Trees on neighboring properties should not be used to reduce privacy impacts.
- The landscape plan is the residual of what is left after the building has been designed.
- The length of the porch is extreme.
- Cantilevered tuck under parking is not traditional architecture; it is more contemporary. However, some Committee Members were supportive of the tuck under parking because it mitigates the appearance of a large parking area.
- North and east façades provide views into the neighbor's property.
- Roof pitch creates more massing, compared to the existing Ronald McDonald House.
- Consider a separate building on the southwest corner next to the medical office building where it would be more compatible with the surrounding properties and would reduce privacy impacts. If the footprint shifts, orange trees may be preserved. Also, drainage would not have to be rerouted.
- A view shed study should be conducted for views from windows and decks into neighboring properties.
- The front setback is too close to the street. Some Committee Members would support maintaining the existing front setback for the addition, but are opposed to reducing the setback beyond the existing. Need context and outline of neighboring buildings on the plans.
- Landscape needs to be scaled to the architecture.
- Look for plant material that will be sustainable in full shade as opposed to full sun.

- The use of 100 feet of Cypress trees is not acceptable as a screening method for adjacent properties.
- The compatibility of fiber cement siding in the Historic District and to the Design Standards.

Ms. Moshier thanked the Committee for their comments and recommendations.

RECESS: 7:57 p.m. – 8:06 p.m.

3.4 DESIGN REVIEW NO. 4989-19 – 114 N. OLIVE STREET

- A proposal to convert a 2,622 square foot historic industrial building to a restaurant in the Old Towne Historic District.
- 114 N. Olive Street, Old Towne Historic District
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Final Determination

Committee Member Fox recused herself from this item, because her firm worked on the project, and left the Council Chamber.

Marissa Moshier, Historic Preservation Planner, provided an overview of the project consistent with the staff report.

Rick Fox, applicant; Adam Feliz, contractor; and Ben Spekjian, tenant's representative, spoke on behalf of the project.

Chair McDermott opened the public hearing.

Jeff Frankel, representing the Old Towne Preservation Association, spoke in support of the project.

There were no other speakers. The public hearing was closed.

The Committee had comments and questions on the following:

- Options for treatment and materials of the exterior block structure.
- Whether the block structure should be treated the same as the historically significant portion of the building.
- Consider leaving the masonry structure as it is to remain authentic.
- Timing of the patio cover returning to the DRC.
- Nature of the easement on the south side of the property.
- Concern that the fire stick plants, which are toxic, are located near the seating area.
- There are discrepancies in paint colors on the plans that need to be corrected.
- Consider options to minimize the starkness of the light colored building.
- The visibility of equipment and optional screening materials.
- The patio should stay simple and plans need to return to the DRC.
- Decomposed granite migrates and is difficult to govern; it should be finished with a bocce ball type mix.

- The line of demarcation between the 1952 addition and current proposal shall have trim boards that match the existing vertical trim board between the 1915 and 1952 portion of the house.
- If the existing windows, as proposed, do not meet Building Code's egress, the bedroom window that faces the porch could be a single casement or made larger.
- The 1"x3" apron shall be called out under the windowsills in detail 2 A4.
- If the addition results in an attic, the attic ventilation shall match the rear gable vent on the existing house.

MOTION: Fox
 SECOND: Skorpanich
 AYES: McCormack, Fox, Skorpanich, McDermott, and Imboden
 NOES: None
 ABSENT: None

MOTION CARRIED

RECESS: 6:04 - 6:06 p.m.

3.2 DESIGN REVIEW NO. 4977-19 – RONALD MCDONALD HOUSE EXPANSION

- A second preliminary review for a proposed 20,026 square foot addition to the Orange County Ronald McDonald House. A surface parking lot will be provided on the south side of the property. A historic single-family residence at 802 W. Culver Avenue will be incorporated into the site and converted to office use. The applicant is requesting comments from the Design Review Committee on changes made to the design after the preliminary review on December 4, 2019.
- Address: 383 S. Batavia Street and 802 W. Culver Avenue, Old Towne Historic District
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Preliminary Review

Marissa Moshier, Historic Preservation Planner, provided an overview of the expansion consistent with the staff report.

Noel Burcellis, applicant; Eric Pan, architect; Bob Stone, landscape architect; and Jan van Dijs, project manager, spoke on behalf of the project and explained revisions that were made per the Committee and neighborhood concerns.

Chair McDermott opened the public hearing.

Speaking in Opposition:

- Linda Duyette, resident of the neighborhood at 370 S. Clark Street.
- Joe Schneider, resident of the neighborhood at 378 S. Clark Street.
- Paula Acken, resident of the neighborhood at 388 S. Clark Street.
- Shari Carter, resident of the neighborhood at 743 W. Culver Avenue.
- Jeff Frankel, representing the Old Towne Preservation Association.

Speaking in Favor: None.

The public hearing was closed.

Chair McDermott and Committee Member Skorpanich disclosed that they had met with the applicant since the last meeting to be briefed on the project. Chair McDermott reiterated that the Planning Commission and City Council will have final approval on the zoning, sewer and storm drain issues raised by neighbors. The Committee's discussion would focus only on historic preservation and the aesthetic properties of the project.

The Committee had comments and questions on the following:

- Whether there will there be any physical changes to the historic material on the Culver property. Mr. van Dijs stated the Culver property was purchased in order to relocate the storm drain line; there is no plan to change any aspects of the house except to add a handicap ramp and playground.
- Size and mass are still not compatible with the surrounding neighborhood.
- Limitations on planting trees on the south property line caused by sewer and storm drain connections and rerouting options for the Ronald McDonald house.
- Consideration of setbacks from the property lines under the existing zoning versus the proposed zoning as related to neighborhood expectations.
- Use, landscape plan restrictions and depth of storm drain pipe on the easement.
- Historic resources around the project and the potential impacts to them.
- The Culver home was moved to preserve the house and legacy grove in conjunction with the Sycamore Medical Building project.
- Whether or not the design team looked into designing the project within the envelope of what the current single-family residential zoning allows.
- Roofline anomalies on the plans.
- The need for more creativity in reinterpreting the program and site.
- Whether or not the applicant has a plan for preserving the neighbor's avocado tree.
- The expansion could be separated and placed on the southwest corner of the lot away from the neighbors.
- An L shaped building and redesigned parking could reduce the mass.
- The need for the project design to respect the historic district.
- The fact that a third to a quarter of the trees will hang over the neighbor's property line in order to meet the landscape requirements is not sensitive to the neighbors.
- The civil engineer did not consider any other options for the storm drain.

Chair McDermott advised the applicant to reconsider the design based on all the comments from the Committee and neighbors.

4. ADJOURNMENT:

Chair McDermott adjourned the meeting at 7:55 p.m.

The regular meeting scheduled for Wednesday, February 19, 2020 has been canceled. The next regular meeting is scheduled for Thursday, February 20, 2020 at 5:30 p.m. in the Council Chamber.

The motion carried by the following vote:

Ayes: Skorpanich, Fox, McDermott, Imboden, and McCormack

Noes: None

Absent: None

Recess: The Design Review Committee recessed at 7:08 p.m. and reconvened at 7:13 p.m. with all members present.

3.2. Design Review No. 4977-19, Ronald McDonald House Expansion, 383 S. Batavia Street and 802 W. Culver Avenue

A proposal to construct a 17,325 square foot addition to the existing Orange County Ronald McDonald House in the Old Towne Historic District, expanding the building from 21 guest rooms to 44 guest rooms. A surface parking lot with 43 parking spaces will be provided on the south side of the property. A historic single-family residence at 802 W. Culver Avenue will be incorporated into the site and converted to an administrative office for the Ronald McDonald House.

Jessica Wang, Administrative Specialist, and Anna Pehoushek, Assistant Community Development Director, read public comments from the following:

Opposed: David Schneider, Shari Carter, Paula Acken, Linda Duyette, and Adam Feliz (Old Towne Preservation Association)

In support: Ryan Moore, Gary Moore, Kathy Tracy, Kimberly Chavalas Cripe, Don Winn

Committee members discussed the following details of the project:

- Compliance with the Old Towne Design Standards
- History of the demolition, construction, and zoning on the property
- Window placement
- Doors on the Culver house
- Parking
- Trees

Chair Skorpanich asked the applicant if he preferred a continuance or a vote on the item this evening.

Jan Van Dijks, the construction manager for the project, asked for the Committee to vote.

A motion was made by Committee Member Imboden, seconded by Committee Member McDermott to recommend denial to the Planning Commission of Design Review No. 4977-19, Ronald McDonald House Expansion, 383 S. Batavia Street and 802 W. Culver Avenue.

The motion carried by the following vote:

Ayes: Skorpanich, McDermott, Imboden, and McCormack
Noes: Fox
Absent: None

3.3. Design Review No. 5014-20, St. Joseph Medical Office Building located at 331, 353, and 393 S. Main Street

A proposal to construct a four-story medical office building of up to 137,500 square feet for medical office and supporting ground level retail adjacent to the existing St. Joseph Hospital Campus. Parking would be provided on site within a five level subterranean garage.

No public comments were received for this item.

Committee members discussed the following aspects of the project:

- Architectural design
- Streetscape enhancements
- The cultural resource assessment of the project's Mitigated Negative Declaration

Mary Binning, Senior Assistant City Attorney, explained the comment process on the mitigated negative declaration.

A motion was made by Vice Chair Fox, seconded by Committee Member McDermott to recommend approval to the Planning Commission Design Review No. 5014-20, St. Joseph Medical Office Building located at 331, 353, and 393 S. Main Street subject to the findings and conditions in the staff report with the additional Condition as follows:

1. That this evening's comments and concerns regarding the accuracy of the historical portion of the Mitigated Negative Declaration shall be addressed and responded to in the Mitigated Negative Declaration.

The motion carried by the following vote:

Ayes: Skorpanich, Fox, McDermott, Imboden, and McCormack
Noes: None
Absent: None

Item 2.1 was re-ordered to be heard after Item 3.3.

2.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the November 4, 2020 and December 2, 2020 Regular Meetings.

Committee members asked to vote on each set of minutes separately.

Committee members provided edits to the November 4th, 2020 meeting minutes.

A motion was made by Committee Member McDermott, seconded by Committee Member Imboden, to approve the November 4, 2020 meeting minutes as emended.