

Memo

To: Design Review Committee

From: Monique Schwartz, Associate Planner

Date: December 5, 2022

Re: DRC No. 5030-21 – Street Lights Mixed-Use Apartment Development

Subsequent to the distribution of the DRC packets, Staff received the attached concept renderings of the eastern street frontage along The City Drive South for your consideration.



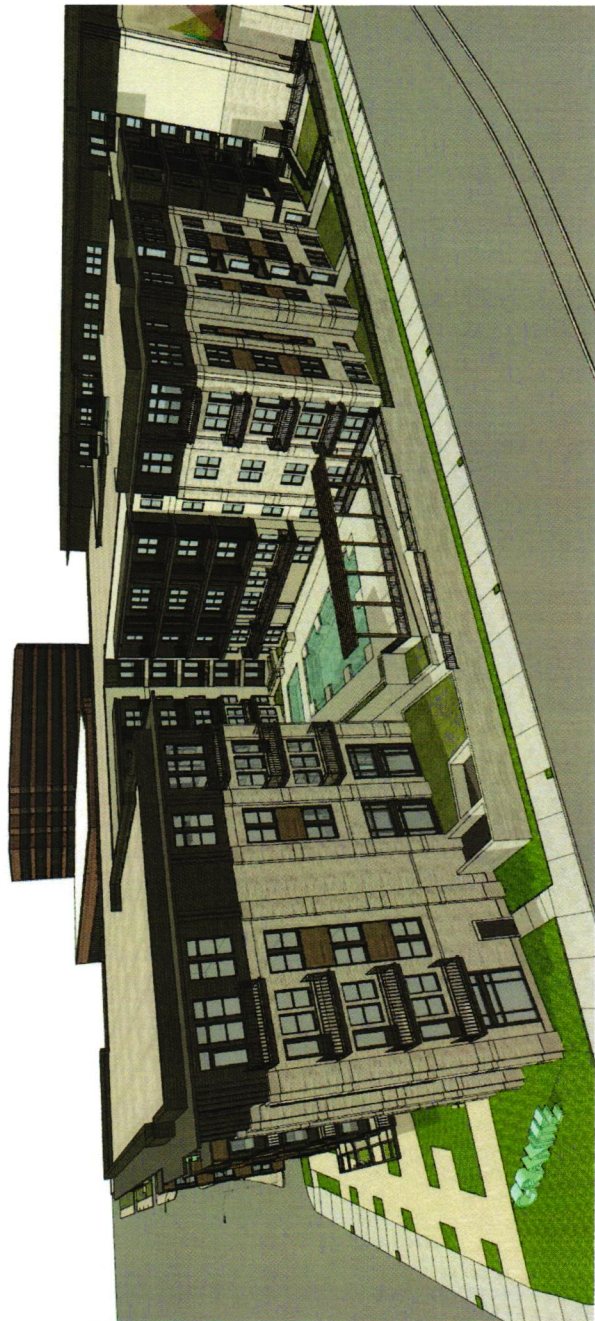
AUTHORIZATION

PROJECT TITLE

840 THE CITY DRIVE SOUTH
ORANGE, CALIFORNIA

[illegible]EXHIBIT - POOL
COURTYARD

EX - 01



1 POOL COURTYARD - LANDSCAPING NOT SHOWN
NOT TO SCALE



2 POOL COURTYARD - LANDSCAPING SHOWN
NOT TO SCALE

City of Orange
COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: Chair Imboden and Members of the Design Review Committee

Thru: Anna Pehoushek, Assistant Community Development Director

From: Ani Mnatsakanyan

Date: December 6, 2022

Re: Correction to Item 3.2 – Maloney Residence

Staff has determined that the proposed FAR for the Maloney residence as presented in the Staff Report and Attachment 5 - Development Standards Table was calculated incorrectly. Rather than the .42 FAR presented in the Staff Report, actual proposed FAR is .38.

In addition, Staff identified errors related to FAR and landscaping that required modification in the Development Standards Table to accurately portray what is required/permitted in areas zoned R-1-6 and the Old Towne Historic District. Attached to this memo is the updated Development Standards Table that reflected the corrected information.

***Development Standards Reference Table
Single-Family Residential (R-1) Zoning District***

	Required/Permitted	Proposed	Code Section
<i>Building Height</i>	32 feet	14 feet, 1 inches	17.14.070
<i>Stories</i>	2 stories	1 story	17.14.070
<i>Fence height</i>	42 inches in front yard setback (first 10') 6 feet in all other areas	Existing 6 foot CMU Wall on North and South property lines, existing 7 foot wood fence in rear.	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR for R-1-6; Typical range in Old Towne Orange is .15-.25 FAR	.38 FAR	17.14.070 and Historic Preservation Design Standards, p. 48
<i>Lot frontage</i>	60 feet	60 feet	17.14.070
<i>Lot depth</i>	100 feet	98 feet	17.14.070
<i>Parking (non-residential)</i>	2 enclosed garage spaces per 4 bedrooms	2 car garage	Table 17.34.060.B
<i>Setback, Front</i>	20 feet	22 feet, 9 inches	17.14.070
<i>Setback, Rear</i>	20 feet; 10 feet for a single-story structure	10 feet, 3.5 inches	17.14.070
<i>Setback, Street Side</i>	10 feet	N/A	17.14.070
<i>Setback, Side Interior</i>	5 feet	South: 5 feet, 8 inches North: 5 feet, 4 inches	17.14.070

Note: Landscape requirements are not included because they are not applicable to single-family residential additions.