



Agenda Item

Design Review Committee

Item #: 3.2.

11/4/2020

File #: 20-204

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Chad Ortlieb, Senior Planner

1. SUBJECT

Design Review No. 5007-20, Corp Yard Housing, 637 W. Struck Avenue

2. SUMMARY

Provide advisory comments

The applicant, in partnership with the City, proposes to subdivide approximately 2.75 acres from the City Corp Yard to construct 62 income restricted workforce units in a new multi-family complex.

3. BACKGROUND INFORMATION

Applicant/Owner: C&C Development, Todd Cottle & Orange Housing Development Corp., Eunice Bobert, in partnership with the City of Orange

Property Location: 637 W. Struck Avenue

General Plan Designation: Public Facilities Max. 0.5 FAR and Institutions Max 2.0 FAR (PFI)

Zoning Classification: Public Institution (P-I)

Existing Development: The site is used for vehicle and material storage as part of the City Corporation Yard. No buildings or landscaping exist on-site. The surface of the lot is dirt and gravel from decomposed asphalt.

Associated Applications: Major Site Plan No. 1010-20 and Tentative Parcel Map 0018-20

Previous Design Review Committee (DRC) Project Review: None

4. PROJECT DESCRIPTION

The applicant, in partnership with the City, proposes to subdivide approximately 2.81 acres from the City Corp Yard to construct 62 income restricted workforce units in a new multi-family complex to assist in fulfillment of City affordable housing needs. The bedroom mix consists of 18 two-bedroom (863 square feet) units and 44 three-bedroom (1,123 square feet) units.

The proposal exhibits similar characteristics to other of the applicant's projects constructed in the City which include:

- Citrus Grove, 1120 N. Lemon Street
- Serrano Woods, 2060 N. Park Lane
- Lemon Grove, 1148 N. Lemon Street

Development Characteristics

The project provides all 62 units within two three-story buildings centered on the 2.81 acre site with a looping drive aisle and 127 parking spaces around the buildings. The buildings are 38 feet tall. Total building area is 71,358 square feet. Lot coverage is 21.4 percent and the Floor Area Ratio is 0.58. The dwelling unit per acre ratio rounds to 22.

A central common open space area separates the two buildings and includes community amenities such as seating areas, barbeque islands, a tot lot, a fitness and teen area, a meandering central walkway, and turf areas. A community room is also provided in the southern end of building B. Total common open space area is 13,087 square feet, or 18.3% of the project site. Private open space occurs in the form of ground floor patios and upper level balconies.

The site perimeter is defined by eight foot high masonry walls and tree rows in four foot wide planters. An automatic vehicular gate and a pedestrian gate is located at the Struck Avenue entrance and provides the sole entry and exit to the site. A vehicle turnaround is provided in front of the gate.

A 451 square foot maintenance garage is located in the northeast corner of the site.

Architecture

The three story buildings exhibit rectangular shapes with vertical and horizontal architectural relief via three tiers of indentation, recesses into patio and balcony areas, and varied roof heights with alternating orientation capping the stacked balconies. Lower patios, upper patios, and stairwell entrances incorporate arched openings. The roofing material is tile in a reddish-brown hue.

Stucco is proposed as the exterior material of all the buildings. The whole of the buildings would be a white-hued color with brown accent trim bands on balconies, stairway walls, and the top and bottom of window surrounds. Faux shutters are proposed in a bluish hue in columns of some unit. Wrought iron is utilized as a decorative element on balconies and at the top of stair landings. The long ends of buildings have a central upper floor pop out in a brown hue with closed faux shutters in a bluish hue.

The building windows and sliding patio doors will be vinyl framed and windows will have grid mullion-like appearance.

The storage building is constructed of split face masonry block, has a flat roof, and has a rolling garage door facing west.

Landscaping

The project will provide trees, shrubs and groundcover as specified on the Conceptual Landscape Plan (Sheet L-2).

Trees include:

- Dense rows of Fern Pine along the property perimeter
- Cork Oak in parking lot landscape fingers
- Canary Island Pines near-adjacent to property corners
- Strawberry, Rhus lancea-African Sumac (replaces Carrot Wood trees shown on plans), and

Pineapple Guava Trees in the central open space and building perimeters

The project accomplishes providing more trees than the benchmark formula contained in City of Orange Landscape Standards and Specifications, particularly due to the dense perimeter screen rows. 120 trees are the benchmark per the formula but 133 are provided. All trees would be 24 inch box.

The project mixes a variety of shrubs in thematic patterns. Shrubs include a variety of dense screening shrubs, small to large shrubs, large accent shrubs, accent planning, vines, groundcover, and mounding shrubs. Shrubs meet the City's planting size requirements.

Asphalt paving surrounds the site. Sidewalk is provided around the building mass perimeter, in the central meandering walkway, and from Struck Avenue for the pedestrian entrance into the site. Enhanced paving is provided at building stairwell entrances and at community seating areas in the central open space.

Project lighting and photometrics will be evaluated by staff during plan check submittal.

5. EXISTING SITE

The site is used for vehicle and material storage as part of the City Corporation Yard. No buildings or landscaping exist on-site. The surface of the lot is dirt and gravel from decomposed asphalt.

6. EXISTING AREA CONTEXT

Mary's Kitchen is east and south of the site. A railroad line is east of the site. The City corporation yard and police headquarters is west of the site. Industrially used but commercial zoned warehouse-style buildings are north of the site. A warehouse/truck terminal (Prologis) is proposed further south of the site across the Struck Avenue cul-de-sac terminus.

7. ANALYSIS AND STATEMENT OF THE ISSUES

The project has been screened for code compliance and overall General Plan conformity by the City's Streamlined Multi-Disciplinary Accelerated Review Team (SMART). Additionally, the project has City participation in the form of HOME Investment Partnerships Program (HOME) Funding and transference of City land for the site. No issues have been identified for this project. Staff believes that project conditions will accommodate needs for project details during plan check.

As an affordable housing project, this project is allowed up to six concessions and an unlimited number of waivers. The applicant is using the following concessions for this project:

Proposed Concession	Orange Municipal Code Standard
35 foot tall building height	32 feet
8 foot tall perimeter wall height (requested by staff)	6 feet

Perimeter landscape less than four feet wide where no parking exists and less than six feet wide where perpendicular parking exists	Per the City of Orange Landscape Standards and Specifications, four feet of perimeter landscaping is specified in the fire turning radius adjacent to Mary's Kitchen and the railroad property and six feet of landscaping is specified where perpendicular parking exists. Technically, this alternative proposal does not need to be a concession since the "criteria is used as a benchmark for review" and may be otherwise approved by the reviewing body.
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8. ADVISORY BOARD RECOMMENDATION

The Streamlined Multi-Disciplinary Accelerated Review Team (SMART) reviewed the project on April 8, 2020, July 1, 2020, and September 30, 2020, ultimately deeming the application complete, thus recommending project approval.

9. PUBLIC NOTICE

No noticing was required for Design Review Committee consideration of this project. The project will be noticed pursuant to the provisions of the Orange Municipal Code for Planning Commission consideration.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - Infill Development Projects) because the project meets the following criteria:

- With the allowed density bonus, the project is consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- The site would be adequately served by all required utilities and public services.

The project would not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on a hazardous waste site, and is not a historical resources site. No environmental public review is required.

Supplemental justification for the categorical exemption based upon the preliminary drainage analysis, preliminary geotechnical investigation, preliminary water quality management plan, greenhouse gas analysis, noise analysis, air quality report, and traffic generation letter prepared for

this project.

11. 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.

Findings for Design Review applications come from three sources:

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

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 advise the applicant, Planning Commission, and City Council of any improvement recommendations or concerns with the project based on recommended 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.F.3).

The project utilizes architectural design that is appropriate for a multi-family residential community. Given that the site is isolated from other residential structures and is in an industrial area, the project will enhance area aesthetics. The project includes significant setbacks with its centralized core; utilizes appropriate building materials typical for or desired for a multi-family complex; provides an integrated landscape theme; uses landscaping to buffer the project from surrounding uses; provides for adequate on-site circulation and parking; and, has no significant impacts to surrounding uses.

The project height and three stories are compatible given the central location of the buildings on the property and the surrounding larger scale industrial buildings. The site is also physically divided from the east by an active railroad right-of-way. Similar projects have been constructed with very similar bulk, scale, and architectural relief as the proposed buildings and those project have transitioned well from surrounding land uses. Typically, higher density residential products back up to commercial and industrial uses as a transitional use and it is not unusual to see a stepping up of building heights from those uses, as is the case with this project. Furthermore, the size of the lot lends itself to a higher density product that smaller lots do not typically enjoy due to land area dedicated to setbacks and parking area. The bulk and scale of the proposed buildings also enable the project to better realize its affordable housing goals.

The appearance of the storage building will not be prominently visible to the public since it is positioned between an industrially used building and an active railroad right-of-way.

There are no specific plans or design standards applicable to this site.

12. CONDITIONS

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

1. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, water quality, Fire, or Police 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 and approved by the Planning Commission.
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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
3. Prior to Certificate of Occupancy, all parking lot and landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
4. A lighting plan shall be submitted for review and approval for any exterior lighting of common areas or parking areas. The lighting plan shall be designed to confine all direct lighting to the property in a manner meeting the approval of the Community Development Director.
5. 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 review and approval by the Community Development Director in coordination with the Community Services Director.
6. Glare from any new or remodeled 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 or cause illumination in residential districts in excess of 0.5 foot-candles. A minimum of one foot candle shall be maintained on all surfaces of the parking lot, from dusk until the termination of business every operating day. Prior to certificate of occupancy, the applicant shall contact the Orange Police Crime Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards. 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 the areas beyond the property's exterior boundaries.
7. In conjunction with the operation of the multi-family housing, the property owner shall be responsible to maintain the property to a level deemed adequate by the Community Development Department. This includes, but is not limited to, the buildings, carports, landscape on-site, recreational facilities, trash areas, signage, utilities, property walls, and gates.
8. Subsequent modifications to the approved architecture and color scheme 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 Planning Commission.

9. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project.
10. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that new mechanical equipment screening shall be installed that architecturally matches the building.
11. Prior to building permit issuance the final landscape plan shall be reviewed and approved by the Public Works Director when landscaping is proposed within the public right-of-way and/or the project is constructing Storm Water Quality Best Management Practices in landscaped areas.
12. Prior to building permit issuance, the final landscape plan shall be reviewed and approved by the Orange Fire Department if landscaping is proposed in areas subject to Fire Department jurisdiction, which may include, but is not limited to, fuel modification areas.
13. 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.
14. The final landscape plan shall include a note that a fully automated irrigation system will be provided.
15. Prior to building permit issuance, City required irrigation and landscape inspection notes shall be placed on the final landscape plan, to the satisfaction of the Community Services Director.
16. Proposed landscape areas within a parking lot shall be distributed throughout the parking area, and shall be maintained in a neat and healthy condition. Should plant material die, the property owner shall replace at the earliest time with similar plant material.
17. Final landscape plans submitted for building plan check shall show that Carrot Wood trees have been replaced with Rhus lancea-African Sumac trees.
18. Prior to City approval of the landscape plans, the applicant shall review the approved Water Quality Management Plan and ensure the proposed landscape plans are consistent with the project grading plans. The plans must show the proposed storm water treatment Best Management Practices such as bioretention planters, drywells, permeable pavers, and any other proposed surface water quality BMPs.
19. Certification from the Landscape Architect of record shall be filed that final landscaping was completed in compliance with approved landscape and irrigation plan. City of Orange Staff shall inspect and approve the landscape prior to issuance of a Certificate of Occupancy.
20. Security and design measures that employ Defensible Space concepts shall continue to be shown on plans submitted for building plan check. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping. Specifically, the plans submitted for building plan check shall demonstrate perforations into the end unit stairwells for greater visibility and the applicant shall secure Police Department Crime Prevention staff approval for

the final design.

21. Plans submitted for plan check shall show that group mailboxes are located in an area having high volume of activity within the respective development.
22. Plans submitted for building plan check shall demonstrate that green waste bins are located inside the waste enclosure. The applicant may utilize the option to have only one green waste bin in one of the enclosures.

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Large scale drawings
- Attachment 3 Material Board (Photograph with Sample at Planning Counter)
- Attachment 4 Existing Site Photographs

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