



CITY OF ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

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December 22, 2011

Richard Ashley
2465 E. Orangethorpe Avenue
Fullerton, CA 92831

**Re: DRC No. 4597-11 – American Heritage-Reconstruction
391 S. Glassell Street**

Dear Mr. Ashley:

This is written confirmation that at the November 16, 2011 Design Review Committee (DRC) meeting, the DRC approved this project, with conditions as detailed below:

A. DRC Action: Final Determination – Approved.

Pursuant to Orange Municipal Code (OMC) Section 17.08.050, DRC approval of your project may be appealed to the Planning Commission within 15 calendar days from the date of approval by any person. If filed, an appeal would suspend the final approval of your project. Therefore, you are advised to wait until the appeal period ends before submitting detailed plans into building plan check.

B. Conditions of Approval:

1. All construction shall conform, in substance and be maintained in general conformance with plans labeled Attachment 2, dated May 6, 2009, and as recommended for approval by the DRC.
2. Exterior finish on all exterior elevations to be wood lap siding (match existing wood siding on north wall).
3. Staff is recommending that the applicant obtain permission from the adjacent property owner to have access to make repairs prior to the issuance of building permits.
4. Staff has requested that the applicant retain as much of the remaining fabric of the original building as possible, including: front entry doors, wood trimmed windows, wood lap siding on the north elevation, the canopy and original blade sign.

5. The utility and man doors on the rear elevation shall be steel or wood in a panel design.
6. The storage room (former garage) at the rear shall have a wood roll-up door of a panel design.
7. Roof-top air conditioning equipment shall be screened.
8. Landscape Options - May include use of potted plants on the front facade and landscaping of the rear of the building.

The following code provisions are applicable to this project and are included for information only. This is not a complete list of requirements and other code provisions may apply.

- Prior to issuance of building permits, the applicant shall pay all applicable development fees, including, but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
- Building permits shall be obtained for all 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 design review permit.
- All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.

DRC final minutes were mailed to your attention on December 15, 2011.

If you have any questions, please contact Dan Ryan, Historic Preservation Planner, at (714) 744-7224.

Sincerely,



Alice Angus
Community Development Director

cc: Steven Hill
PO Box 4471
Orange, CA 92863