



Agenda Item

Design Review Committee

Item #: 2.2.

4/7/2021

File #: 21-0113

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Marissa Moshier, Historic Preservation Planner

1. SUBJECT

Design Review No. 5024-21, McClean Design Office, 391 S. Glassell Street

2. SUMMARY

Final Determination

The applicant proposes to replace exterior doors on the east elevation and remove a garage door and replace it with a folding window on the south elevation of a non-contributing commercial building in the Old Towne Historic District.

3. BACKGROUND INFORMATION

Applicant/Owner: Paul McClean

Property Location: 391 S. Glassell Street

General Plan Designation: Old Towne Mixed Use (OTMIX)

Zoning Classification: Old Towne Mixed Use-15S (OTMU-15S)

Existing Development: 2,438 square foot commercial office building on 3,500 square foot lot

Associated Application: None

Previous DRC Project Review: Design Review No. 4597-11 for exterior rehabilitation approved on November 16, 2011

4. PROJECT DESCRIPTION

The applicant proposes to make exterior modifications to a commercial office building in the Old Towne Historic District:

- One single and one pair of wood paneled doors on the east elevation will be removed and replaced with wood and glass doors storefront-style doors to match the existing front doors.
- The garage door on the south elevation will be removed and replaced with a wood folding window with wood panels below in the existing opening. A wood canopy is proposed above the windows.

5. EXISTING SITE

The subject property is located at the northeast corner of the intersection of S. Glassell Street and E.

Culver Avenue in the Old Towne Historic District. The site contains a one-story 2,438 square foot commercial building. The building was constructed circa 1923 and served as the Southside Market, a neighborhood market, until 2005. The building has had a number of alterations and is a non-contributor to the Old Towne Historic District. It was rehabilitated and converted to an office in 2011 with approval of Design Review No. 4597-11.

6. EXISTING AREA CONTEXT

South Glassell Street is a mixed use area with a combination of residential and office uses. Surrounding properties include historic residences that have been converted to commercial uses. Surrounding zoning is Old Towne Mixed Use-15S to the north, south, and west and Single-Family Residential to the east.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Design Review No. 4597-11 for rehabilitation of the building included approval of the wood paneled rear doors and garage door, as indicated in the approval letter (Attachment 4). The applicant is requesting to change the garage door to a window and replace the utility room and rear entrance doors to match the existing front doors. Because the building is a non-contributor to the historic district, minor modifications to building design elements are acceptable under the Historic Preservation Design Standards for Old Towne. The design and materials of the proposed doors and windows are compatible with the building and with the historic district. Therefore, staff recommends approval of the project as presented.

8. ADVISORY BOARD RECOMMENDATION

None.

9. PUBLIC NOTICE

No public notice is required for this Design Review application.

10. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guideline 15301 (Class 1 - Existing Facilities) because the project consists of minor exterior modifications to building design elements with no expansion of the existing use. There is no environmental public review required for a Categorical Exemption.

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 DRC applications come from three sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to as 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 approve the project with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne (Design Standards) for non-contributing buildings. The project retains the existing building openings and replaces doors and windows with compatible materials. The changes will not have an adverse effect on the appearance or character of the historic district.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In conformance with Standards 9 and 10, the proposed changes are compatible with the building in placement, size, design, and materials and will not negatively impact the streetscape of the historic district.

- 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.G.3).

The proposed exterior modifications conform to the prescriptive standards and design criteria set forth in the Design Standards, as described above. The new doors and windows are consistent with the design of the building and will not detract from the appearance of the property.

12. CONDITIONS

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Staff Report Attachment 6 Project Plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any substantial modifications to the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
2. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
3. Construction permits shall be obtained for all future 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 permit.
4. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning

entitlements expire unless Building Permits are pulled within two years of the original approval.

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Site Photographs
- Attachment 3 Historic Resource Survey Form for 391 S. Glassell Street
- Attachment 4 Design Review No. 4597-11 Approval Letter
- Attachment 5 Applicant Letter of Explanation
- Attachment 6 Project Plans