

**DESIGN REVIEW NO. 5033-21**

**RESOLUTION NO. PC 20-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING DESIGN REVIEW NO. 5033-21 FOR DEMOLITION OF A NON-CONTRIBUTING 669 SQUARE FOOT ACCESSORY BUILDING AND CARPORT AND CONSTRUCTION OF A NEW ONE AND ONE-HALF STORY ADDITION AND TWO-CAR GARAGE IN THE OLD TOWNE HISTORIC DISTRICT AT 367 N. CAMBRIDGE STREET**

**APPLICANT: ERIK WESTENHOFER**

Moved by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ that the following Resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Section 17.10.090 to take action on Design Review No. 5033-21 for demolition of a non-contributing building within a historic district, and for construction of a one and one-half story addition to a single-family residence and a new two-car garage, located at 367 N. Cambridge Street; and

WHEREAS, Design Review No. 5033-21 was filed by the applicant in accordance with the provisions of the OMC; and

WHEREAS, Design Review No. 5033-21 was processed in the time and manner prescribed by state and local law; and

WHEREAS, Design Review No. 5033-21 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and 15302 (Class 2- Replacement or Reconstruction); and

WHEREAS, the Design Review Committee conducted a duly advertised public meeting on August 4, 2021, at which time interested persons had an opportunity to testify either in support of or opposition to Design Review No. 5033-21 upon property described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning Commission conducted a duly advertised public meeting on September 8, 2021, at which time interested persons had an opportunity to testify either in support of or opposition to Design Review No. 5033-21 upon property described in Exhibit A, attached hereto and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Design Review No. 5033-21 for demolition of a non-contributing building within a historic district, and for construction of a one and one-half story addition to a single-family residence and a new two-car garage, located at 367 N. Cambridge Street, based on the following findings:

## **SECTION 1 – FINDINGS**

### *General Plan Finding:*

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The project is consistent with the goals and policies stated in the City's General Plan Land Use and Cultural Resources Elements. Expansion of an existing residential property in compliance with the Historic Preservation Design Standards for Old Towne maintains an existing housing unit within the city while also preserving the residential character of the Old Towne Historic District.

### *Design Review Findings:*

1. *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.*

The project as proposed conforms to the requirements of the Historic Preservation Design Standards for Old Towne. The one and one half story addition and new garage are designed with features inspired by Craftsman building forms, a predominant architectural style within the historic district. The addition slopes away from the street, minimizing the visual mass of the building on the streetscape of N. Cambridge Street. Placement of a wood trim belt course, gable vents, and placement of windows have also been used to break up expanses of two-story wall space on the side elevations of the building. New windows and doors on all elevations have been designed to be compatible with existing fixtures and the historic inspiration of the house remodel. However, the overall appearance of the house is not designed as a Craftsman-style replica, and therefore does not create a false sense of history or suggest the house was constructed during the period of significance of the historic district.

Removal of the detached accessory building will not detract from the historic character of the historic district, as the building is a non-contributing structure built in 1948. The new detached garage and workshop is placed on the property in conformance with the customary site plan layout for residences in Old Towne. The design of the replacement building is also consistent with the features of the house and the two buildings relate as a cohesive design.

2. *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.*

The proposed project complies with the Historic Preservation Design Standards for Old Towne. The one and one half story addition and new garage are designed with features inspired by Craftsman building forms, a predominant architectural style within the historic district. Exterior materials and finishes include use of wood double hung windows and wood

lap siding, customary within the historic district. The design features of the new detached garage and workshop building match the details of the main residence, giving the property a cohesive design theme. However, the overall appearance of the house is not designed as a Craftsman-style replica, as characteristic Craftsman features, such as rafter tails, decorative bargeboards, and a heavy-columned front porch are not included in the design. Therefore, the project does not create a false sense of history or suggest the house was constructed during the period of significance of the historic district.

The design of the new two-car detached garage and workshop building is consistent with the features of the house, designed with the same roof pitch, siding, and window details. As such, the two buildings relate as a cohesive design theme appropriate with the surrounding Old Towne Historic District.

## **SECTION 2 – ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per the following State CEQA Guidelines:

- 15301 (Class 1 – Existing Facilities) because the project consists of additions and alterations to an existing single-family residence in an urbanized area. No public review is required.
- 15302 (Class 2 – Replacement or Reconstruction) because the project includes replacement of an existing accessory building and carport with a new detached garage of similar size and use.

## **SECTION 3– CONDITIONS OF APPROVAL**

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. 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.
2. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans included as Attachment 3 (date stamped July 7, 2021) of this report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
3. 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 meeting.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.
7. More detailed information regarding the design of the doors/windows/garage doors shall be provided to staff for their satisfaction and approval prior to construction.
8. The lower sash of the center window on the second story on the south elevation shall be outfitted with obscured glazing.

And the following recommendation is provided:

- Appropriately-sized trees shall be planted near the rear of the property to limit visual impacts from one property to another.

I hereby certify that the foregoing Resolution was adopted on September 8, 2021, by the Planning Commission of the City of Orange by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Dave Simpson, Planning Commission Chair

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Date

**EXHIBIT A**

**LEGAL DESCRIPTION**