

MINUTES - DRAFT

City of Orange

Design Review Committee

September 01, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on September 1, 2021, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:30 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member Farfan led the flag salute.

1.3 ROLL CALL

Present: Fox, Imboden, McDermott, Skorpanich, and Farfan

Absent: None

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the August 18, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member McDermott to approve the August 18, 2021 meeting minutes as presented.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan

Noes: None

Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5022-21, Finney's Craffthouse & Kitchen, 204 W. Chapman Avenue

A proposal to rehabilitate a historic commercial building for a new restaurant including an outdoor patio in the Old Towne Historic District.

The following members of the applicant team spoke on behalf of the project:

- Clay Aurell - principal architect
- Kasey Conley - historic consultant
- Alan Tonissen - structural engineer
- Eric Behr - project architect

The Committee discussed the following:

- Window type and replacement
- Window casing details
- Street trees and patio landscaping
- Lighting placement and fixture style
- Conformance with Secretary of Interior Standards
- Bulkhead
- Parapet bracing and masonry penetrations
- Differentiation between historic materials and new materials
- Rear elevation
- Exterior view of liquor storage area
- Sill height

A motion was made by Committee Member Imboden, seconded by Committee Member McDermott, to approve Design Review No. 5022-21, Finney's Craffthouse & Kitchen, subject to the Conditions and Findings in the staff report with the additional Conditions and Recommendations as follows:

Conditions:

1. The existing protruding base of the building be maintained throughout the project.
2. Sheet A6.02, Detail 7 shall be revised to show the new proposed sill height as 3'9".
3. Windows shall be modified as such: Windows 101 and 105 shall be fixed; Windows 110, 111 and 112 shall match the existing four-part lights at the rear of the building.
4. The opening between plan Gridlines A and B shall be filled in with a four-part light to match the four-part lights as the rear of the building and the applicant shall have the option to use plaster or wood finish to match the wood wall material on the rear elevation.
5. The proposed exterior wall sconces shall be reduced to two on the Chapman Avenue façade, flanking both sides of the entry, as well as at Gridlines E, F, G and H; the rest of the proposed exterior wall sconces shall be removed.
6. The rear facade shall have two lights flanking the roll up doors and one light illuminating the pass-through door.
7. The light fixtures shall be substituted with a style where the point source of the light is not visible in the immediate vicinity, subject to staff approval.

8. Window 101 shall be maintained as a clear window with an operational aspect of the interior space to be seen through the window.

Recommendations:

1. The applicant shall explore further structural enhancement of the parapet that diminishes the existing historic character of the building less than the proposed bracing.
2. The applicant shall work with the City Public Works Department to explore reinstallation of a street tree at the corner of Olive and Chapman.
3. Tree grates mentioned in the Santa Fe Depot Specific Plan should be utilized around street trees.
4. The applicant shall consider utilizing a charcoal and off-white color scheme instead of black and white for review and approval by staff.
5. A taller ornamental grass or hedge is recommended to be used against the fence at the rear patio space and shall be approved by staff.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan
Noes: None
Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, September 15, 2021 at 5:30 p.m. in the Council Chamber.

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON