

MINUTE ORDER

TO: City of Orange Planning Commission

FROM: City of Orange Design Review Committee

DATE: February 18, 2021

RE: Recommendation of Denial of DRC No. 4933-17
Northern Gateway Commercial Center
887 N. Glassell Street

The City of Orange Design Review Committee (“DRC”) requested that its recommendation of denial of the above-referenced project (“the Project”) be transmitted to the Planning Commission with detailed reasons for denial, in the following priority:

1. The Public Works Department required a separation between public and private paving; however, no solution has been presented to the Committee for review and approval.
2. The post and beam replacement sizes should be identified to make a finding of compliance with the Secretary of Interior Standards.
3. The existing orientation of the building to the roadway needs to be maintained to make a finding of compliance with the Secretary of Interior Standards.
4. The project documents are not aligned with the conclusions in the Cultural Resource Assessment (CRA) including, but not limited to, the knee braces, where the relocation plan in the CRA needs to be revised to address the character-defining feature of the knee braces with regard to detachment, disassembly, and reassembly.
5. The relocation plan needs to be revised to indicate that the stucco is not to be removed from the building to align with the proposed drawings and the applicant's wishes to retain it.
6. Various aspects of the CRA were found to be inadequate or inaccurate including: (1) that Main Street was not identified as The State Highway connecting California cities to the north and the south; (2) that other references to roadside architecture along Main Street were not included; and (3) that inadequate background research had been performed to find other examples of historic gas stations in the region.
7. The “Significance” section of the Department of Parks and Recreation (DPR) form needs to be revised by striking the part that reads *“however, research conducted for the current report revealed that the east side of the building was originally enclosed”* since this is not a conclusion presented by LSA in the CRA, and there is an unsubstantiated change in the status code of the structure from three previous reports.

8. A deeper neutral color, instead of white, should be used on the new retail building to provide contrast with the historic gas station.

By this Minute Order, the DRC recommends that the Planning Commission consider the addition of the above revisions and/or conditions in any Project approval.