



# Agenda Item

## Design Review Committee

---

**Item #:** 3.2.

10/6/2021

**File #:** 21-0533

---

**TO:** Chair and Members of the Design Review Committee

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Kelly Ribuffo, Associate Planner - Historic Preservation

### 1. SUBJECT

Design Review No. 5053-21, Hernandez Law Monument Sign, 924 E. Chapman Avenue

### 2. SUMMARY

Final determination by the Design Review Committee.

The applicant proposes to install a new freestanding monument sign on a non-contributing property within the Old Towne Historic District.

### 3. BACKGROUND INFORMATION

Applicant: Curt Hilliard, VizComm Signs and Graphics

Owner: DJ23, LLC

Property Location: 924 E. Chapman Avenue

General Plan Designation: General Commercial (GC)

Zoning Classification: Office Professional (O-P)

Existing Development: Professional office, previously converted from residential to commercial

Associated Application: None

Previous Design Review Committee (DRC) Project Review: None

### 4. PROJECT DESCRIPTION

The proposed project involves installation of one new freestanding sign for the building tenants, an oral and maxillofacial surgery office. The major project components include:

- Sand blasted redwood sign and aluminum posts.
- Sign includes business name, phone number, and address of property.
- Sign will be located approximately two feet from the front property line.
- Sign to be painted white with black and Charcoal Blue (Sherwin Williams SW2739) lettering.

- There is no exterior or interior lighting proposed as part of this project.

A detailed sign package is included as Attachment 2 of this report.

## 5. EXISTING SITE

The existing site is developed with a two story non-contributing converted residential building on E. Chapman Avenue. The altered Craftsman-style building is surrounded by contributing commercial and residential properties in a mix of architectural styles to the north, east, south, and west.

## 6. EXISTING AREA CONTEXT

The subject property is located mid-block on the south side of E. Chapman Avenue between S. Cambridge Street and S. Waverly Street. It is surrounded by a mix of office, residential, and institutional uses.

## 7. ANALYSIS AND STATEMENT OF THE ISSUES

Staff recommends approval of this project as in compliance with the signage requirements in the *Historic Preservation Design Standards for Old Towne*. The sign design incorporates standard conditions approved by the Design Review Committee for similar freestanding signs in the historic district, including concrete bases for supporting signposts and concealing of attachment hardware, as shown in Attachment 2.

## 8. ADVISORY BOARD RECOMMENDATION

None.

## 9. PUBLIC NOTICE

None.

## 10. ENVIRONMENTAL REVIEW

**Categorical Exemptions:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of addition of a monument sign to an existing commercial property, with no expansion or alteration of the existing building.

## 11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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 conforms to the *Historic Preservation Design Standards for Old Towne* for commercial signage. The sign size, type, and installation methods proposed meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new sign shall have no adverse impact 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*. The proposed sign is compatible with the building in its placement, size, design and materials and will not negatively impact the streetscape along E. Chapman Avenue.

- 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).

With the conditions recommended by staff, the proposed work conforms to the prescriptive standards and design criteria set forth in the Design Standards and Orange Municipal Code Section 17.36, as described above. Furthermore, the signage is proposed to be placed in a location appropriate for a freestanding sign 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 the plans included as Attachment 2 (date stamped August 17, 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.
2. 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.

3. 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.
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.

### **13. ATTACHMENTS**

- Attachment 1 - Vicinity Map
- Attachment 2 - Sign Package date stamped August 17, 2021
- Attachment 3 - DPR Form for 924 E. Chapman Avenue