



City of Orange

Legislation Text

File #: 21-0385, Version: 1

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Vidal F. Márquez, Assistant Planner

1. SUBJECT

Design Review No. 5043-21, Patagonia Empanadas Bakery and Cafe, 2279 N. Tustin Street

2. SUMMARY

Final Determination from the Design Review Committee

The applicant proposes to construct an attached 437 sq. ft. covered patio to an existing restaurant storefront.

3. BACKGROUND INFORMATION

Applicant/Owner: George Taverna of Patagonia Empanadas

Property Location: 2279 N. Tustin Street

General Plan Designation: General Commercial (GC)

Zoning Classification: Limited Business, Tustin Redevelopment Project Area (C-TR)

Existing Development: 1,200 sq. ft. restaurant within a 16,000 sq. ft. multi-tenant building

Associated Application: None

Previous DRC Project Review: None

4. PROJECT DESCRIPTION

The applicant is requesting to construct a new 437 sq. ft. attached covered patio to an existing restaurant storefront. Patagonia Empanadas Bakery and Cafe is an existing restaurant providing traditional Argentinean cuisine. The request is to improve the business' outdoor dining experience with a new patio cover over an existing dining patio and add new landscaping planters surrounding the structure. The patio structure consists of wood beams supported by steel tube columns. The proposed roof will be plywood covered with standing seam metal to match the existing building's mansard roof. Planter boxes are coordinated with the wood patio railing and siding.

5. EXISTING SITE

The subject property is located on the east side of North Tustin Street at the intersection of North Tustin Street and East Village Way and is directly east of The Village at Orange Shopping Center. The property consists of a single-story 16,000 square foot multi-tenant commercial building constructed in 1987. The building is setback over 75-feet from the front property line separated by landscaping, two parking rows and a two-way drive aisle. The property contains a paved open space consisting of existing pedestrian walkways, open outdoor dining areas and landscape planters west of the tenant storefronts. No curb exists between the parking stalls directly adjacent to the open area but parking stalls have wheel stops. The existing building consists of ten tenants with multiple storefront windows, doors and stucco walls. The building roof is flat with built-up roofing and a standing seam metal mansard parapet along the west elevation of the building.

6. EXISTING AREA CONTEXT

The area is surrounded by a variety of commercial and multi-family residential uses. The properties to the north, west and south are zoned Limited Commercial - Tustin Redevelopment Project Area (CTR); the property to the east are zoned Multiple Family Residential (R-3 (A)).

Adjacent buildings are of single-story and of contemporary design.

The project area is within Thematic District 3 of the Tustin Street Design Standards. This district is characterized by the Orange Mall, known today as The Village at Orange. The Village is the predominate focus of this district where new building designs should reflect the remodeled mall. These standards recommend the design of new construction to include smaller architectural elements to provide a pedestrian scale where the texture of building and plant material shall be selected to enhance human scale and provide varied and interesting places.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Generally, the proposed structure design will complement the existing building architecture using similar materials and colors. The patio structure will be attached to the building fascia below an existing sign and consists of wood beams supported by steel tube columns. The proposed roof materials and design are simple and understated. The clean contemporary design and planter boxes provide a refreshed aesthetic to the storefront and add interest to the west elevation of the center.

The placement of the patio columns will maintain 5-feet to the parking stalls for pedestrian and accessibility access. The proposed project meets the requirements of the Orange Municipal Code and the Tustin Street Design Standards. Staff has not identified any issues with the project and recommends that the DRC approve the project.

8. ADVISORY BOARD RECOMMENDATION

None required.

9. PUBLIC NOTICE

No Public Notice was required for this Design Review project.

10. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State Guideline Section 15301 (Class 1 - Existing Facilities). The project involves construction of a new 437 sq. ft. attached covered patio to an existing restaurant storefront.

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

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.

- 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.F.3).

The project complies with the Orange Municipal Code and the Tustin Street Design Standards. The proposed covered patio will complement the building architecture design by utilizing similar building elements and materials for a high quality project with visual interest and by improving an existing outdoor dining experience for the public. The proposed project reflects design standards of Thematic District 3 where the architecture selected enhances pedestrian scale design and provides varied and interesting places to attract people. Staff believes the proposed project is appropriate and overall upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with Tustin Street Design Standards Thematic District 3.

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 in Staff Report Attachment 3 Project Plans 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 2 years of the original approval.
5. Outdoor alcohol service shall be subject to CUP 3030-16 PC No. 06-17 conditions of approval and ABC license requirements.
6. Exterior amplified music by a sound system or speaker system shall be prohibited.
7. These conditions shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Site Photos
- Attachment 3 Project Plans
- Attachment 4 Color and Materials Board