



City of Orange

Legislation Text

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TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Kelly Ribuffo, Associate Planner - Historic Preservation

1. SUBJECT

Design Review No. 5033-21, Westenhofer Residence, 367 N. Cambridge Street

2. SUMMARY

The applicant proposes to demolish a non-contributing accessory building, construct a 1,014 square foot, one and one-half story addition to a single-family residence, and construct a new detached two-car garage and workshop. The property is a non-contributing resource to the Old Towne Historic District.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 20-21 entitled:

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.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Sections 17.08.020 and 17.10.090 authorize the Planning Commission to review and take action on demolition applications for structures within a designated historic district.

5. PROJECT BACKGROUND

<i>Applicant/Owner:</i>	Erik Westenhofer
<i>Property Location</i>	367 N. Cambridge Street
<i>Existing General Plan Land Use Element Designation</i>	Low Density Residential (LDR)
<i>Existing Zoning Classification</i>	Single-Family Residential (R-1-6)
<i>Historic District</i>	Old Towne, Non-Contributing Resource
<i>Site Size</i>	7,830 square feet
<i>Circulation</i>	Driveway access to N. Cambridge Street

Existing Conditions	1,630 square foot single-family residence with a 476 square foot accessory building and 193 square foot carport
Surrounding Land Uses and Zoning	The property is surrounded on all sides by residential properties (R-1-6) that are a mix of contributing and non-contributing resources to the Old Towne Historic District.
Previous Applications/Entitlements	None

6. PROJECT DESCRIPTION

The applicant proposes to demolish a non-contributing accessory building, construct a 1,014 square foot, one and one-half story addition to a single-family residence, and construct a new detached two-car garage and workshop in conformance with the Historic Preservation Design Standards for Old Towne (Design Standards).

Detailed plans and photographs are included as Attachment 4 of this report. The proposed work meets the development standards for the R-1-6 zoning district, including setbacks, height, and parking.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Overall, it is the opinion of staff that the proposed project complies with the findings for Design Review and the Design Standards. The Design Review Committee vetted issue items related to mass, scale, floor area ratio, and privacy and has recommended approval of the project as a whole (Attachment 5). Pursuant to OMC Section 17.08.020, demolition of structures within the Old Towne Historic District requires approval by the Planning Commission. Therefore, the project as a whole shall be reviewed by the Planning Commission for final determination.

Issue 1. Demolition of Accessory Building and New Detached Garage

The applicant proposes to demolish the existing accessory building and carport in order to construct a new two-car garage and workshop. The building was originally a two-car garage built concurrently with the residence in 1948. Subsequent alterations removed the garage door and added a single carport for parking. The existing building has no historic significance to the property or within the Old Towne Historic District. Therefore, staff supports the request for demolition of the structure.

Per OMC Section 17.10.090.B, the request for demolition required a concurrent application for any replacement development. Therefore, the applicant has included the demolition request as part of their Design Review application for the entire project.

OMC Section 17.34.060 requires a minimum of a 400 square foot, two-car garage for a single-family residence. The scope of the project provides no exemption from this criterion, as the existing non-conforming parking is being removed from the property. Therefore, a two-car garage is required to bring the property into conformance with current City parking standards.

The Design Standards state that new accessory structures should be subordinate in size and scale to the primary building on a lot, and that infill construction should adhere to the standards for setting within the historic district. The new garage will be located farther back on the lot than the existing building to allow for adequate access to the garage parking spaces. The proposed location is appropriate based on the site plan pattern for historic-era residences within the historic district. The design features of the building match the details of the main residence, giving the property a

cohesive design theme.

8. PUBLIC NOTICE

On August 27, 2021, the City sent a Public Meeting Notice to a total of 80 property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice. The project site was posted with the notification on that same date.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: 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.

10. ADVISORY BOARD ACTION

Design Review Committee:

The Design Review Committee reviewed the subject proposal at the August 4, 2021 regular meeting and recommended approval of the project with conditions. All recommended conditions have been incorporated into Attachment 1.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 20-21 Draft
- Attachment 2 - Vicinity Map
- Attachment 3 - Letter of Explanation
- Attachment 4 - Architectural Plans date stamped July 7, 2021
- Attachment 5 - Staff Report and Minutes from the August 4, 2021 Design Review Committee Meeting
- Attachment 6 - DPR Form for 367 N. Cambridge Street