



City of Orange

Legislation Text

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TO: Chair and Members of the Design Review Committee

FROM: Anna Pehoushek, Assistant Community Development Director

1. SUBJECT

Design Review No. 5077-22 - 529 S. Grand Street Duplex Unit. (Continued from September 21, 2022.)

2. SUMMARY

Final determination by the Design Review Committee.

The applicant proposes to construct a new 1,556 square foot duplex unit at the rear yard of an existing single-family dwelling. The existing dwelling is a contributor to the Old Towne Historic District. The item was continued by the Design Review Committee at the September 21st meeting to October 5, 2022 for re-noticing.

3. BACKGROUND INFORMATION

Applicants: William Dunstan, DSEA, Inc.

Owner: Michael & Alison Vukovich

Property Location: 529 S. Grand Street

General Plan Designation: Low Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex (R-2-6)

Existing Development: The subject property consists of an existing single-family residence and garage

Associated Application: None

Previous DRC Project Review: September 21, 2022

4. PROJECT DESCRIPTION

The proposed project includes the construction of a new unit at the rear of a property developed with a single family residence, resulting in a duplex development condition. The 1,329 sq. ft. 1-story unit would have three bedrooms and two bathrooms with a 227 sq. ft. attached one-car garage (1,556 sq. ft. total area).

The new unit has been designed to be subordinate and compatible with the existing contributing single-family residence at the property. The unit is proposed to have horizontal fiber cement lapped

plank siding with 5-inch exposure similar to the profile of the historic wood siding on the existing residence, asphalt roof shingles matching the existing residence, and wood trim around single-hung wood windows that also reflect the existing residence. The new attached one-car garage would have a sectional roll-up carriage panel door.

The proposed project would increase the existing floor area ratio (FAR) at the property from 0.17 to 0.30. Other adjacent properties in the vicinity with contributing buildings have FARs that range between 0.29 to 0.44. Even with the increase in FAR, the property would continue to have one of the smallest in its vicinity.

A second uncovered parking space is proposed adjacent to the new garage. Minor site improvements consisting of a revised concrete driveway area and a rear concrete patio are proposed. No other landscaping is proposed and the existing grass lawn will be maintained and repaired after construction. No changes are proposed to the existing residence and garage.

5. EXISTING SITE

The subject property is a contributing resource to the National Register-listed Old Towne Historic District (Attachment 4). The one-story 1,560 sq. ft. Craftsman-style residence was constructed in 1916. The property also contains a historic detached 320 sq. ft. garage that appears in a 1922 Sanborn map.

6. EXISTING AREA CONTEXT

The subject property is located on the east side of S. Grand Street in the Nutwood Tract residential neighborhood of the Old Towne Historic District, between E. La Veta Avenue and E. Toluca Avenue. The 500 block of S. Grand Street is comprised of lots developed as single-family and multi-unit properties zoned Residential Duplex (R-2-6). Most neighboring properties are also considered contributors to the Old Towne Historic District.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: Size of Second Unit

The total area for the existing main residence and garage is 1,910 sq. ft. Existing floor area ratio (FAR) for the property is 0.17, which is a lower FAR than currently exists on most surrounding properties. The Vicinity FAR Analysis on Sheet A-1 of the project drawings (Attachment 3) shows a comparison of nearby FARs that range from 0.29 to 0.44. The proposed unit would add 1,556 sq. ft. of development to the site, for a new overall total of 3,466 sq. ft. and FAR of 0.30. The maximum allowable FAR for a property zoned R-2-6 is 0.70. The FAR for the subject property is well below the allowable maximum, and would also still be generally lower than that of most of the surrounding properties as shown in the FAR analysis.

The proposed unit appears appropriate in size and scale and would be minimally visible from the street. The second unit is one story and lower in height than the existing residence. Although most of the second unit would not be readily visible from the street, a portion projects north of the main residence. There is an existing fence that extends from the northwest corner of the main residence to the north property line that will remain and help obscure the new unit. Its development would not impair the integrity of the historic streetscape nor the surrounding historic district.

Issue 2: Proposed Siding

The applicant is proposing a fiber cement siding for the proposed second unit and stated preference over wood as there will be no exposed nails that need maintenance, paint color would last longer,

and there would be no warping or deterioration like wood siding. The applicant also expressed a desire to use fiber cement siding due to cost and maintenance considerations associated with wood siding. The Historic Preservation Design Standards encourage use of traditional building materials for new construction, but allow for consideration of alternates to traditional materials if that material is compatible with the design and appearance of historic features on similar contributing buildings in the District. Staff is seeking confirmation from the DRC on the use of the proposed fiber cement siding as an alternative to wood siding. Should the DRC prefer the use of wood siding, staff recommends the addition of a condition of approval to reflect that determination.

8. ADVISORY BOARD RECOMMENDATION

None. The scope of this project does not involve a review or recommendation from the City's Staff Review Committee.

9. PUBLIC NOTICE

Notice was provided to 83 owners and tenants within 400 feet of the project on or before September 26, 2022, and the site was posted with a notice on or before that date.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guideline 15303 (Class 3 - New Construction), because it consists of construction of a new duplex residential unit resulting in a total number of units below the maximum allowable in the Low Medium Density Residential General Plan land use designation (6-15 dwelling units per acre) and Duplex Residential (R-2-6) zoning district, and is in an area where public facilities and services are available.

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 is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The second unit is compatible with the mass, scale, and setbacks of the existing building, and the roof forms are consistent with the surrounding houses in the neighborhood. The second unit would be minimally visible from the street and will not affect the appearance of the historic district. Traditional building materials in the windows are used and compatible with the historic district. The new unit is subtly differentiated from the original primary residence by its slab on grade construction, fiber cement siding, and vertical gable roof vent

detail.

- 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 located in the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed work conforms with these design standards.

- 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).

Projects located in the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed work conforms with these design standards. The architecture, scale and massing of the proposed unit facilitates the integration of the new unit with the original residence and overall site. The roof forms, fenestration, and materials are also compatible with the historic residence and garage. The project is not located in a specific plan area.

- For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.G.4).

The new duplex unit is minimally visible from the street and is compatible with the scale of surrounding development. It is subordinate to the existing historic building and would continue to maintain a generally low FAR for the property compared to the adjacent buildings in the vicinity. The scale and massing of the structure, combined with the roof plan and fenestration are consistent with surrounding neighborhood character.

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 (attached to the staff report dated October 5, 2022 and in the project case file), 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 applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. 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.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Public Works Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. 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 - Letter of Explanation
- Attachment 3 - Project Plans with Site Photos
- Attachment 4 - DRP Form
- Attachment 5 - Color and Material Board (to be presented at DRC meeting)