



Design Review Subcommittee (DRSC)

Meeting Date: June 14, 2017

PLANNER: Liane Schuller, Contract Planner 

SUBJECT: **Minor Architectural Permit 17-117, Fire Station 59 Fueling Station**, a request to install an above-ground diesel fuel tank at OCFA Fire Station 59, in the Forster Ranch Specific Plan area.

BACKGROUND:

The City has three existing Fire Stations providing fire services to the community: Station 50, on Camino de los Mares; Station 60, on Avenida Victoria in the downtown area; and Station 59, on La Pata near the Vista Hermosa Sports Park. At the present time, none of these stations have an on-site fueling station. The City seeks approval of a proposed fueling station at Station 59 to support Fire Vehicles serving the community from all three stations, and for OCFA vehicles in the event of an emergency. This location was chosen, in part, because the site is large enough to accommodate the installation of the fueling station.

The project site is located at 59 Avenida La Pata, near the intersection of Avenida Vista Hermosa. Surrounding land uses include the Vista Hermosa Sports Park and undeveloped public lands.

Project Description

The applicant proposes to construct a curbed containment area approximately 300 square feet in size in which an above-ground diesel fuel tank will be installed. The area will be screened and shaded with a 14'-0" high metal canopy, designed in a Spanish Colonial style to complement the architecture of the existing Fire Station.

Why is DRSC Review Required?

The project will require Zoning Administrator approval of a Minor Architectural Permit (MAP) because the project involves construction of a new accessory structure/service facility on a non-residential site. Municipal Code Section 17.16.100(c) allows Design Review Sub-Committee (DRSC) review prior to Zoning Administrator consideration, if deemed appropriate by the City Planner. The DRSC is tasked to ensure that the project is compatible and harmonious with the surrounding neighborhood, and to review the project for consistency with the City's Design Guidelines and General Plan policies. The DRSC comments will be forwarded to the Zoning Administrator for consideration.

Development Standards

No expansion of the Fire Station is proposed. The design and construction of the fueling station will be consistent with all applicable development and safety standards. The development standards established by the Forester Ranch Specific Plan require that the fueling station be set back 20'-0" from the street. Other development standards shall be determined through the Site Plan Review process.

The fuel tank itself is less than 6'-0" in height. The proposed fueling station will be screened and shaded by a 14'-0" high metal shade canopy designed in a Spanish Colonial style. The support columns of the canopy will be 16" in diameter and stucco-covered in a color matching the main building. The canopy will be painted dark brown to match the trim of the main building.

The area is only accessible to Fire Safety personnel, and is not designated for public use.

ANALYSIS:

Design Guidelines

The MAP findings require the project comply with the Design Guidelines. Table 1 describes project consistency with relevant Design Guidelines:

Table 1 – Design Guidelines

Design Guideline	Project Consistency
1. <u>FRSP DG 303.B.4.</u> Service, storage areas and trash enclosures should be screened from public view by means of walls and landscaping. 2. <u>DG II.A.5.</u> Locate off-street parking and service areas to minimize visibility from the street.	Consistent. The proposed fuel station is located within the walled perimeter of the existing Fire Station, and is screened and shaded by a metal shade canopy. The fuel tank itself is less than 6'-0" in height, and won't be visible above the existing berm surrounding the site. The fueling station will be visible through the front driveway gate.
3. <u>DG II.F.</u> Architectural screens should be an extension of the development's architectural character.	Consistent. The shade canopy is designed and finished to complement the main building. The canopy will be constructed of metal for fire safety reasons but will be designed to mimic a traditional Spanish Colonial style pergola, with white stucco columns and exposed rafter tails and sculpted beams in a dark brown finish.

General Plan Consistency

Table 2 outlines applicable General Plan policies that should be considered in reviewing the project, and describes staff's evaluation of project consistency with those policies:

Table 3 – General Plan Policies

Policy	Project Consistency
1. <u>UD-5.10</u> . Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.	The proposed fuel station is consistent with the existing development and surrounding land uses.
2. <u>S-3.05</u> . We coordinate with the Orange County Fire Authority to maintain fire stations, equipment, and staffing to effectively respond to emergencies.	At the present time, none of the City's three fire stations have an on-site fueling station. The project will address this identified short-coming.
3. <u>S-7.01</u> . We ensure adequate staffing, facilities and supplies for our police, fire, marine safety and emergency medical services, and emergency planning to provide appropriate and timely response to emergency needs.	The proposed fuel station will support fire vehicles serving the community from all three stations, and for OCFA vehicles in the event of an emergency.

RECOMMENDATION:

Staff's position is that the project is compatible with the architectural style of the existing Fire Station and staff supports the overall design of the project. While constructed of metal, the shade canopy has been designed to mimic Spanish Colonial architecture in terms of style and color.

CONCLUSION:

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project's design will help ensure the highest quality project. Staff recommends the project move forward to Zoning Administrator Hearing after any recommended modifications are incorporated.

Attachments:

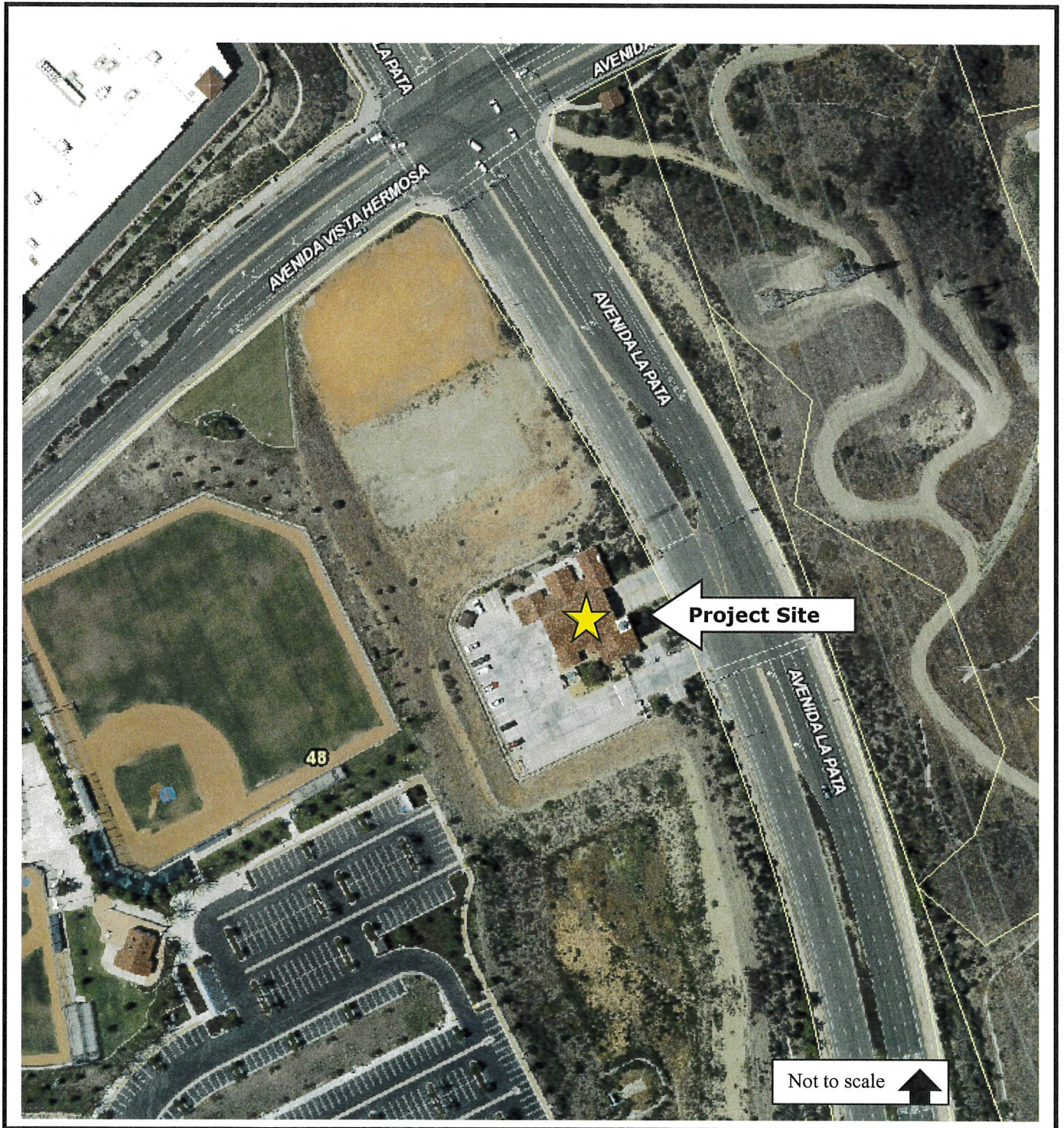
1. Vicinity Map
2. Photographs
Plans



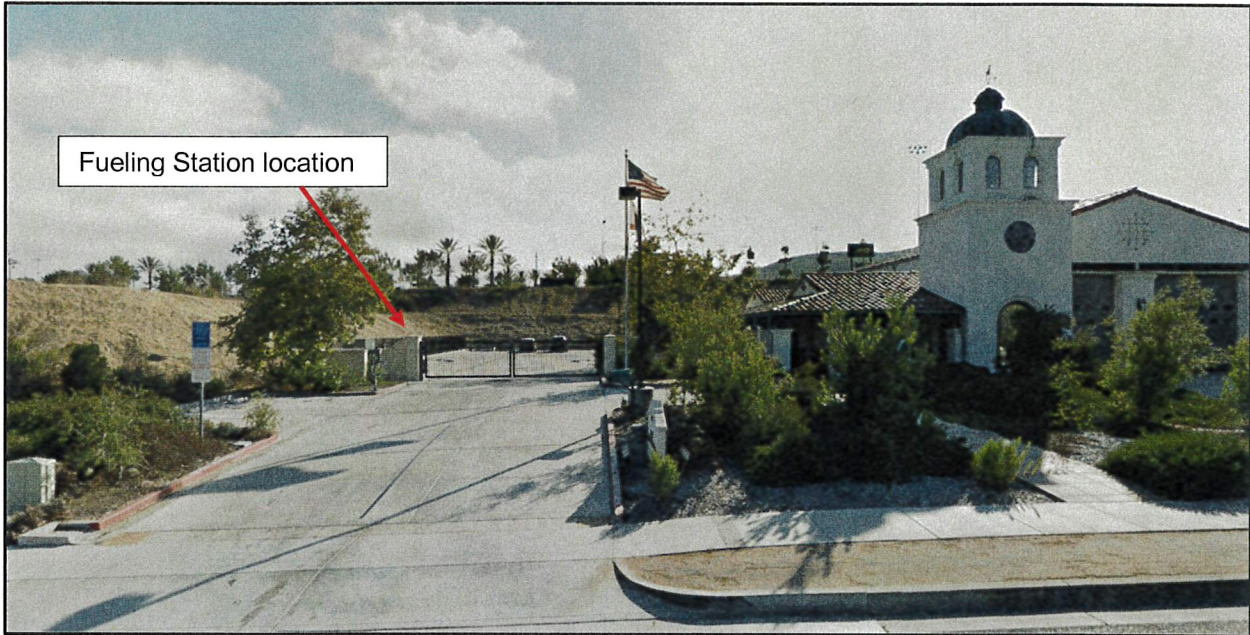
LOCATION MAP

MAP 17-117

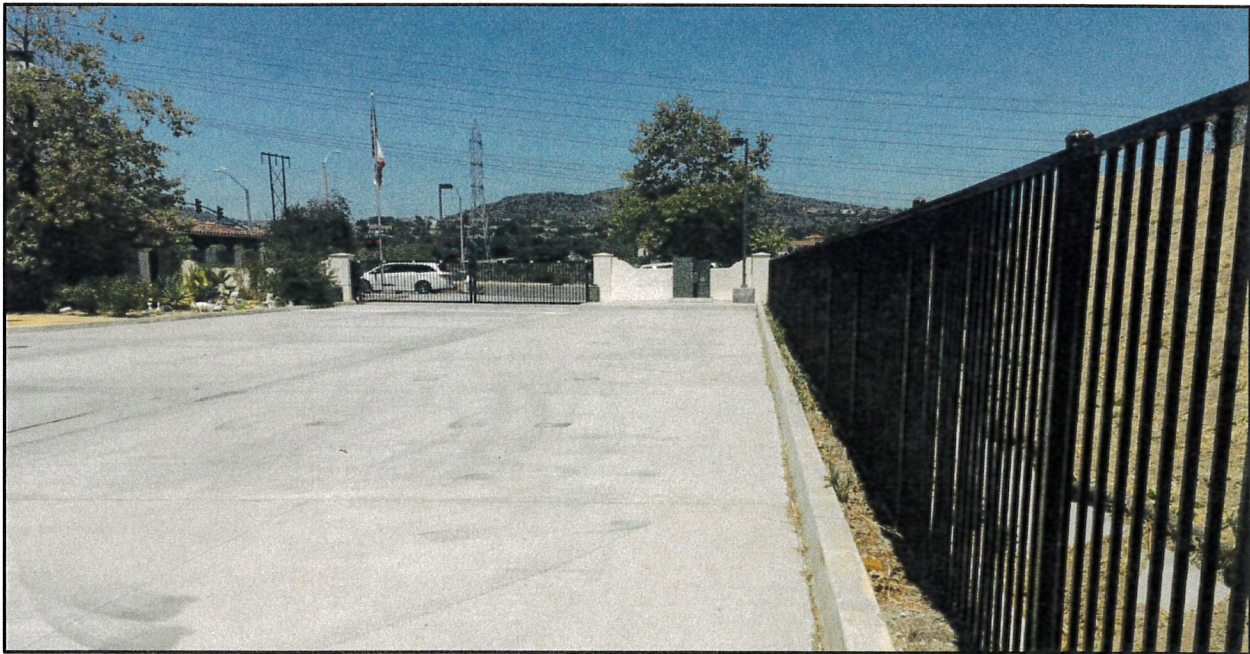
OCFA Station #59, Avenida La Pata



Photographs



Street View of Fire Station 59 from La Pata



View Towards La Pata