DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE: APRIL 4, 2012

TO: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Robert Garcia, Associate Planner

SUBJECT: DRC No. 4528-11 – LOTUS WELLNESS CENTER

SUMMARY

The applicant is proposing modifications to the exterior elevations of an approved proposal for the expansion to an existing commercial building for a chiropractic and acupuncture center.

RECOMMENDED ACTION—PRELIMINARY COMMENTS

Staff recommends the Design Review Committee (DRC) review the proposed modifications to the previously approved exterior improvements and provides the applicant direction with the proposed modifications in order to support the required findings.

BACKGROUND INFORMATION

Applicant/Owner: Mohan Moosad

Property Location: 900 E. Lincoln Avenue

General Plan Designation: GC (General Commercial)

Zoning Classification: C-1 (Limited Business)

Existing Development: Stand alone structure

Property Size: 14,900 square feet

Associated Applications: MNSP No. 653-11

Previous DRC Project Review: September 16, 2009 – Preliminary review of a different proposal which would have demolished the existing one-story structure and constructed a new 1,696 square foot, two-story medical office in its place. This application was withdrawn.

August 3, 2011 - Remodel of the interior and exterior façade and two additions to a commercial use building. The additions match the existing style of the commercial building. The DRC approved this proposal.

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: 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 includes the minor alterations of a private structure. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing modifications to the exterior elevations of an approved proposal for the expansion to an existing commercial building for a chiropractic and acupuncture center.

EXISTING SITE

The site is currently developed with a small former single family residence and adjacent vacant lot. The former residence has been used for commercial purposes for some time.

EXISTING AREA CONTEXT

The site is surrounded by a mixture of commercial and residential properties. The properties directly to the south are single family residences while commercial businesses exist to the west, north and east.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features**.
    a. The architectural features shall reflect a similar design style or period.
    b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

ANALYSIS/STATEMENT OF THE ISSUES

The proposed modifications would alter the appearance of the building from a residential stucco structure with a gable roof to a plastered structure with a combination of parapet and gable roofs. The proposed varying wall heights would assist in the breaking up of the building mass. The proposed window treatments would add a visual interest to the structure. While staff in not necessarily opposed to the proposed modifications, the finish product would resemble a new structure and the existing character of the structure would be lost.

ADVISORY BOARD RECOMMENDATION

None

STAFF RECOMMENDATION AND REQUIRED FINDINGS

Staff recommends that the DRC provide any general feedback about possible design modifications or desired clarifications to the proposal to the applicant.

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings. In order to recommend/approve the proposal the following Finding must be met:

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).

CONDITIONS

The proposal before the DRC is only for preliminary review in order to provide the applicant direction for the proposed modifications. Therefore staff has not included any conditions at this time. Should the applicant wish to return to the DRC with a final proposal including any DRC recommendations, staff at that time will include necessary conditions.

ATTACHMENTS

1. Vicinity Map
2. Letter of Explanation
3. Photographs
4. Plans date labeled April 4, 2012
5. Design Review Committee Minutes dated August 3, 2011

cc: Mohan Moosad
M & M Associates
900 E. Lincoln Avenue
Orange, CA 92865

Doug Ely
DSE Architecture Inc.
146 S. Olive Avenue

Orange, CA 92866