DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE: APRIL 18, 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—FINAL DETERMINATION

Staff recommends the DRC approve the proposal, subject to conditions of approval contained in the staff report and any conditions that the Design Review Committee (DRC) determines appropriate 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 This application was withdrawn.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.

On April 8, 2012 – The DRC reviewed proposed modifications to the previously approved exterior improvements and provided the applicant direction with the proposed modifications.

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

At the DRC meeting of April 4, 2012, the applicant proposed modifications to the exterior elevations of an approved proposal for the expansion to an existing commercial building for a chiropractic and acupuncture center. The DRC provided feedback and direction to the applicant in regards to the proposed direction that the applicant was taking with the proposed changes.

The DRC gave suggestions that included the following:

- Thicken the ends or return the ends of the parapet and to make the concept be more consistent.
- Apply the design theme consistently on the north and south elevations.
- Revise the design of the posts of the trellis to hit as indicated on the plans but rather to have the trellis hover above the entry as a type of top to the initial celebratory entrance.
- Subordinate one of the two paths and let the other be more celebrated to differentiate the two paths.

The applicant's representative has incorporated design features to the proposal which they believe help in accomplishing the direction received from the DRC. The design features include:

- Exterior Plaster
- Exposed Steel Clad Columns
- Painted Metal Caps
- Wood Trellis
- Parapet and Gable Roof System
- Wood Beams
- Metal Frame Mounted Flush with Wall
- Expanded Landscaping Treatment

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.
2. **Landscape**.
    a. The type, size and location of landscape materials shall support the project's overall design concept.
    b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
    c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.

ANALYSIS/STATEMENT OF THE ISSUES

The applicant has revised the plans based of the feedback and direction provided by the DRC on April 4, 2012. The applicant has incorporated features as suggested by the DRC and has fully developed the modified plans in order to achieve the desired style and design.

ADVISORY BOARD RECOMMENDATION

None

STAFF RECOMMENDATION AND REQUIRED FINDINGS

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.

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 proposal with recommended conditions.

1. *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.F.1).*

   The project is not located in the Old Towne Historic District; therefore this Finding does not apply to the application at hand.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.F.2).*

   The project is not located in the National Register Historic District; therefore this Finding does not apply to the application at hand.

3. *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 proposed architectural elements utilized by the applicant are internally consistent and serve to uphold the community aesthetics. The colors and materials will match to make the building look uniform. The incorporation of the required parking and landscaping to the site will assist in meeting the applicable design standards.

4. *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.F.4).*

   The project is not infill residential development; therefore this Finding does not apply to the application at hand.

CONDITIONS

The approval of this project is subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled April 18, 2012, including modifications required by conditions of approval, and as recommended by the Design Review Committee.
2. Modifications to the approved architecture, color scheme, and landscaping shall be submitted for review and approval to the Community Development Director or

designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Design Review Committee.

3. Final landscape and irrigation plans are to be submitted to the City for review and approval. The landscape plan planting legend shall include a symbol and name, quantity and size for plant material and more detail indicating plant placement, location and spacing on plan.
4. All landscape areas shall be shall be maintained in a neat and healthy condition. Should the plant material die, the business owner/operator shall replace it with new plant material.
5. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
6. Lighting on the premise shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises. A Photometric plan shall be submitted for review and approval as part of the building permit process.
7. All mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.
8. During installation, and inclusive of normal operations and maintenance, the project shall be in compliance with the City's Municipal Code Title 7 Environment - Water Quality and Storm Water Discharges. A copy of the code is available on the City's website homepage under Municipal Code.
9. 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 permits, save and except that caused by the City's active negligence.
10. Building permits shall be obtained for all 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 Design Review Permit.
11. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.

ATTACHMENTS

1. Design Review Committee Draft Minutes dated April 4, 2012
2. Photographs
3. Plans date labeled April 18, 2012

cc: Mohan Moosad
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