



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: JUNE 6, 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. 4622-12 Dollar Tree

SUMMARY

The applicant is requesting exterior improvements to existing commercial building.

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: Dollar Tree
Property Location: 780 N. Tustin Street
General Plan Designation: GC (General Commercial Max. 1.0 FAR)
Zoning Classification: C-1 (Limited Business)
Existing Development: Commercial Center
Property Size: 2.35 Acres

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1- Existing Facilities) consists of minor alteration of existing private structures and exterior alterations. There is no public review required.

PROJECT DESCRIPTION

The exterior improvements to the existing commercial building will include fresh painting of the tenant's building elevation frontage. The proposed color is the same as the current color on the building. Tenant sign meets the signage requirements for the center and is therefore not under review. Improvements include:

- New storefront glazing to match existing adjacent tenants
- New concrete loading dock with guardrail in the rear
- Modification of rear egress and freight doors at rear
- New screened HVAC units on roof top

EXISTING SITE

The site is developed with a commercial center, which consists primarily of neutral cement plaster with aluminum storefronts and seam metal roof features.

EXISTING AREA CONTEXT

The project site is located adjacent to a mixed use of commercial developments to the north, south and east. The properties to the west are residential.

EVALUATION CRITERIA

O.M.C. 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. **Secondary Functional and Accessory Features.**
 - a. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

ANALYSIS/STATEMENT OF THE ISSUES

Staff finds the proposed changes to the building to be very minor in that the changes are limited to a new storefront for the tenant and improvements to the rear. None of the changes appear inappropriate to the building in that the building will generally retain the same architecture and earth tone colored exterior. Staff believes that the proposal in general is appropriate given the location of the site. Signage is not a part of this proposal.

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 elements provide the tenant a fresh look in the existing building. The remodel would be consistent with the community aesthetics and the general improvements to the area currently underway. It would use colors and materials that would make the building stand out on the street through its design theme and use of the corporate colors.

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 stamped June 6, 2012, including modifications required by conditions of approval, and as approved by the Design Review Committee.
2. Modifications to the approved architecture and color scheme 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. All structures shall comply with the requirements of OMC – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79).
4. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
5. 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.
6. 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.
7. 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. Vicinity Map
2. Photosimulation
3. Proposed Plans

cc: David Glassman
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