

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: OCTOBER 16, 2013

To: Chair Fox and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Robert Garcia, Associate Planner

SUBJECT: DRC No. 4653-12 – SKY PALM MOTEL

SUMMARY

A proposal to remove an existing swimming pool at the rear of the property and adding one motel room and a fitness room on the ground floor and one motel room and a storage room on the second floor.

ACTION – RECOMMENDATION TO PLANNING COMMISSION

Staff recommends the Design Review Committee (DRC) review the proposal and make a recommendation to the Planning Commission (PC) subject to conditions of approval contained in the staff report and any conditions that the DRC determines appropriate to support the required findings.

BACKGROUND INFORMATION

Applicant/Owner: Prakash Misrty

Property Location: 210 N. Tustin Street

General Plan Designation: General Commercial (GC)

Zoning Classification: Limited Business (C-1)

Existing Development: Existing motel

Property Size: 18,706 SF

Associated Applications: CUP No. 2905-13, VAR No. 2228-13, & MNSP No. 0709-12

Previous DRC Project Review: None

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 CEQA Guidelines Section 15301 (Class 1 –

Existing Facilities). This exemption applies to the project because the applicant is proposing to construct an addition to an existing motel. There is no environmental public review required for a categorical exemption.

PROJECT DESCRIPTION

The applicant is proposing to expand an existing motel by adding two additional motel rooms along with a fitness room and storage room. The proposal calls for adding one motel room and the fitness room on the ground floor and one motel room and the storage room on the second floor at the rear of the property.

The proposed addition to the rear of the motel will use similar features, colors and materials as the existing motel. Plaster walls and columns. The guardrail and stair finish will match in terms of style and materials. The proposed doors and windows will also be of similar style.

EXISTING SITE

The site is currently developed with a 10,360 SF two-story, 26 room motel. Parking for the guests is located in front of the motel rooms.

EXISTING AREA CONTEXT

The site is surrounded by Limited Business (C-1) zone properties to the north east and south. The uses consist of a wide range of commercial uses. The properties to the west are zoned Residential Single Family (R-1-6).

EVALUATION CRITERIA

O.M.C. Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This O.M.C. Section states the following:

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

Architectural Features.

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

Landscape.

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

Secondary Functional and Accessory Features.

 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

The proposal as currently submitted indicates that the proposed meets the Orange Municipal Code (OMC) with regards to the commercial development standards and parking standards, but does not meet the landscape standards. The applicant is proposing to provide 11 trees on-site; however, OMC Section 17.18.060.B requires that the proposal provide 35 trees. The applicant is not able to get additional trees given the existing improvements. In addition a minimum 4 foot wide landscaped planter, clear inside dimension, is required along all property lines when a building is not located along the property line. In this case a 4 foot wide planter is not proposed along the north elevation. If the applicant provided the required 4 foot wide planter the applicant would not meet the required 25 foot minimum drive aisle for two-way traffic. Therefore the applicant is asking for a variance to the landscape standards. The PC has the final determination with regards to this proposal, including the request for a variance to the landscape standards.

Staff is of the opinion that the proposal in general is appropriate given the location of the site. The proposed colors and materials are similar to those of the existing motel. Signs are not part of this proposal.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) reviewed the proposal on May 29, 2013 and provided comments to the applicant. On August 21, 2013 the SRC reviewed the revised proposal and recommended approval with conditions. The recommended conditions have been incorporated into the DRC staff report.

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 recommend approval of the project 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).
 - This project site is not within the Old Towne Historic District; therefore, this finding does not apply.
- 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).
 - This project site is not within the National Register Historic District; therefore, this finding does not apply.
- 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 architectural design of the proposed expansion creates a cohesive theme since the proposal utilizes similar materials that support the project's overall design concept. Building elements and identifying features are used to create a visual interest and a cohesive style for the proposed expansion.
- 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).
 - This project is not an infill residential development; therefore, this finding does not apply.

CONDITIONS

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

- 1. All construction, including landscaping and site design shall conform in substance and be maintained in general conformance with plans and exhibits date labeled October 16, 2013, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any change to the approved plans shall be subject to review and approval by the Design Review Committee.
- 2. Except as otherwise provided herein, this project is approved as a precise plan. After any application is 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 change complies with the provisions, 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 hearing.
- 3. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.

- 4. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
- 5. Applicant shall be aware that all work within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.
- 6. The applicant is required to submit a Non-priority Water Quality Management Plan (NP-WQMP) for review and approval. The NP-WQMP must be accompanied by the review deposit of \$350.00. The template for the NP-WQMP is available on our website, as well as a guidance document for the preparation of a NP-WQMP. The applicant may contact the Surface Water Quality Division with any questions.
- 7. Prior to issuance of a building permit, the applicant shall submit a Non-priority Project WQMP for review and approval to the Public Works Department that:
 - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - Incorporates the applicable routine structural (pervious paving or other engineered BMP) and non-structural source control BMPs, as defined in the Drainage Area Management Plan (DAMP);
 - o Generally describes the long-term operation and maintenance requirements for structural control BMPs;
 - o Identifies the entity responsible for long-term operation, maintenance, repair and/ or replacement of the BMPs;
 - o A copy of the forms to be used in conducting maintenance and inspection activities;
 - o Adheres to record keeping requirements (forms to be kept for 5 years)
- 8. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - That all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
- 9. Prior to the issuance of building permits, the applicant shall pay all applicable development fees including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
- 10. 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.
- 11. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
- 12. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

- 1. Vicinity Map
- 2. Plans date labeled October 16, 2013

cc: Alberto Juarez
Novum Architecture
508 S. PCH
Redondo Beach, CA 90277