



Agenda Item

Design Review Committee

Item #: 4.1.

11/15/2023

File #: 23-0722

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Ryan Agbayani, Associate Planner

1. SUBJECT

Preliminary design review for exterior and interior modifications to an existing two-story office building and other site improvements to accommodate a medical office use at 171 S. Anita Drive, Turner Healthcare Facility (Design Review No. 5127-23)

2. SUMMARY

The applicant proposes to demolish the eastern side of an existing two-story office building, construct new two-story additions in alternate locations, and make other exterior and interior improvements to accommodate a new medical office use (18,751 square feet of total gross floor area). The proposal would also create additional surface parking to provide a total of 86 off-street parking spaces on site.

3. RECOMMENDED ACTION

Provide comments and feedback to the applicant on the proposed project, prior to a formal public hearing.

4. BACKGROUND INFORMATION

Applicant: Turner Healthcare Facilities Acquisition, LLC

Property Owner: Mosu Enterprise, LLC

Property Location: 171 S. Anita Drive

General Plan Designation: General Commercial Max 1.0 FAR (GC)

Zoning Classification: Limited Business (C-1)

Existing Development: Existing two-story office building with surface parking

Associated Application: Minor Site Plan Review No. 1153-23

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The applicant proposes to demolish the eastern wing of the existing two-story office building (first-floor demo 4,959 square feet (SF), second-floor demo 4,714 SF and construct new two-story additions (total first-floor addition 1,355 SF, total second-floor addition 1,355 SF) within the southern

portion of the central courtyard area and in a segment of the western wing adjacent to the street. The reconfiguration of the building footprint also creates 9 additional surface parking spaces to provide a total of 86 off-street parking spaces on site.

The proposed addition at the western wing creates a uniform plane along the street frontage. As part of the addition, the existing gap in the parapet will be infilled. The three exterior storage rooms on the northern elevation will be demolished to create a uniform plane, and will also allow for additional landscaping at the base of the building. As part of the demolition of the eastern wing, the central courtyard area will be reconfigured and secured with an aluminum screening material. The new additions will have stucco exterior, and the eastern elevation incorporates metal and wood accent materials. A cantilevered awning is proposed at the main entrance of the first floor facing the freeway.

There are two existing trash enclosures at the northeast and southeast corners of the building. The southern trash enclosure will be demolished, and a new trash enclosure will be constructed in place of the existing northern enclosure to meet current standards.

New trees, shrubs, and groundcover are proposed around the building footprint, within the reconfigured central open-air courtyard, and within the new landscape fingers in the parking lot. Street trees will also be installed per Public Works standards as part of the sidewalk construction.

6. EXISTING SITE

The existing 1.134-acre site is currently developed with a two-story office building (24,057 total SF) that wraps around an open-air central courtyard. The site has 77 existing surface parking spaces distributed around the perimeter of the site and on the northern and southern ends of the building. Currently, there is no dedicated sidewalk along the street frontage facing S. Anita Drive.

7. EXISTING AREA CONTEXT

The subject property is located on the eastern side of S. Anita Drive, which is a dead-end street, with sole access from W. Chapman Avenue. To the immediate north is a 7-Eleven gas station and market. To the immediate south is an existing two-story office building with surface parking. To the east is the State Route 57 freeway. To the west is an existing two-story office building with surface parking. The subject site and all adjacent sites on S. Anita Drive are located within the Limited Business (C-1) zoning district.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Nonconforming Conditions:

The existing site has multiple non-conforming conditions. Currently, there is no dedicated sidewalk along the street frontage facing S. Anita Drive. The applicant will be required to construct a full width 8-foot-wide sidewalk along the property frontage. As such, the existing building will not meet the required 10-foot front yard setback per the C-1 zoning standards. Additionally, there are existing masonry walls and motorized vehicular gates at the northern and southern driveways, which will be demolished. The removal of these existing structures will allow for additional landscaping areas at the two driveway entrances; however, existing parking spaces along the western frontage will be eliminated.

Issue 2 Landscaping:

The existing site currently has landscaping areas around the perimeter of the site and around the building footprint. There are currently 19 trees on site. 17 are located along the eastern and southern property lines. One is located at the northeast corner of the building, and one is located at the southeast corner of the building. Of the 19 existing trees, 16 will be protected in place and 3 will be

removed. There is a 10-foot-wide sewer easement along the entire eastern property line. The 7 existing trees currently located within the sewer easement area will be protected in place, and no new trees are proposed in this area. New trees, shrubs, and groundcover are proposed around the building footprint, within the reconfigured central open-air courtyard, and within the new landscape fingers in the parking lot. Street trees will also be installed per Public Works standards as part of the sidewalk construction.

9. ADVISORY BOARD RECOMMENDATION

On October 4, 2023, the City's interdepartmental Staff Review Committee (SRC) reviewed the project and provided comments which the applicant is currently addressing.

10. PUBLIC NOTICE

On November 2, 2023, notices were mailed to property owners and occupants within a 400-foot radius of the project site and a public notice was posted at the site.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per the State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities) because the project involves modifications to an existing office building that does not result in a net increase of square footage.

12. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Applicant's Project Narrative Letter
- Attachment 3 - Project Plans
- Attachment 4 - Color and Materials Board
- Attachment 5 - Development Standards Table