



Agenda Item

Design Review Committee

Item #: 4.2.

7/7/2022

File #: 22-0379

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Robert Garcia, Senior Planner

1. SUBJECT

Design Review No. 5050-21, Children's Hospital of Orange County (CHOC) Associate Parking Structure Vertical Expansion and New Medical Office Building located at 525 S. Main Street.

2. SUMMARY

Recommendation to the Planning Commission.

The proposal consists of a 3-story vertical expansion of CHOC's existing associate parking structure providing a maximum of 500 parking stalls and a 9-story, 333,000 SF outpatient Medical Office Building.

3. BACKGROUND INFORMATION

Applicant/Owner: Children's Hospital of Orange County (CHOC)

Property Location: 525 S. Main Street

General Plan Designation: Urban Office Profession FAR 1.5 to 3.0 (UOP)

Zoning Classification: Business (C-2)

Existing Development: 9-story parking structure associated with the CHOC campus

Associated Application: Major Site Plan Review No. 1062-21 and Environmental Review No. 1879-21

Previous DRC Project Review: None

4. PROJECT DESCRIPTION

The applicant is requesting approvals to implement portions of the CHOC Master Plan project. This project would constitute the execution of the originally entitled parking expansion that allowed for 875 stalls associated with a 170,000 SF future medical office building of up to 25-stories entitled in 2009. At that time the specific design of the building and structure, together with related site improvements, had not been determined. Project specific detail-level plans were to be submitted in the future to the City for further analysis, and a determination of the appropriate discretionary application type and related action would be made at that time.

At this time, the applicant requests approvals consisting of a 3-story vertical expansion of the existing

associate parking structure providing a maximum of 500 parking stalls and a 9-story, 333,000 SF outpatient medical office building.

The 3-story vertical expansion will be primarily constructed of concrete, the columns will be painted Tantalizing Tan (ICI 420), with an accent color of Brown Tone (ICI 415). The shear walls and spandrels will be painted Desert Tan (ICI 429), the slab edge will be painted Silver Reef (ICI 231), and the concrete colors will match the existing parking structure. Concrete Masonry Units (CMU) will be used around certain areas of the parking structure to add visual interest. The CMU used throughout the structure will be precision color Champagne with matching grout. The vertical structure expansion will be internally consistent and have an integrated design theme with the existing 9-story associate parking structure and with the horizontal expansion which was approved on June 20, 2022 by the Planning Commission. The parking structure as a whole would be uniform and would be seamless between new and old portions of the parking structure.

The medical office building will be 9-stories with the building finishes consisting primarily of pre-fabricated metal panel wall assembly and glazing. The pre-fabricated metal panels will be painted primarily in Metallic Silver, with shades of red accent colors consisting of Patriot Red, Brandywine, and Ultra Cool Rusty Red. The glazing will consist of glass in different tints including blue, silver, gray, red, and clear glass. Additional accent materials to add visual consist of brushed stainless steel, CMU, fritted glass, and channel glass. The architectural elements and materials will not only add a visual interest, but will also tie it to the existing south tower hospital building, which will further advance CHOC's Master Plan architectural theme.

The landscaping plan indicates a mixture of trees, shrubs, and ground cover. Trees will consist of nine Washingtonian Fan Palms at 20 feet Brown Tree Height, three Brisbane Box trees at 36", and one Multi-trunk Wilson Olive at 24". The plant palette indicates ten different types of shrubs placed throughout the perimeter of the medical office building. Shrubs include Big Blue Lilyturf, Pine Muhly, Bird of Paradise, and Sweet Bay - Columnar. The plant palette consists of the same materials used in the simplified landscaping utilized in the horizontal expansion phase.

CHOC will be utilizing full height graphic panels on the southern elevation openings facing State Route 22, to minimize the light spillage from the horizontal, vertical expansion and the existing parking structure. The graphic panel manufacture Stamisol uses a breathable fabric membrane and cladding system to cover the openings. The graphic panels would be mounted to a stretching frame made by Banner Grip around the openings. The graphic panels would minimize the light spillage along the south elevation, which has the most direct interface with neighboring residential properties. Further, the roof top lighting fixtures will have shielding as to avoid glare into the apartment complex located south of the State Route 22.

5. EXISTING SITE

The site is part of a hospital campus straddling the north and south sides of La Veta Avenue between Main Street and Pepper Street developed with various buildings, housing a children's hospital, medical offices, and professional offices, with parking spaces distributed between four parking structures and surface parking lots.

6. EXISTING AREA CONTEXT

The project site is primarily bordered on the north by a CHOC medical office building zoned on the north C-2, on the east by St. Joseph's Hospital facilities zoned Public Institution (P-I), on the west by

Main Street, and on the south by State Route (SR-22).

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Phased Approach:

CHOC is taking a phased approach to the development of the parking structure and medical office building. Since the construction of the hospital expansion in 2009 (Bill Holmes tower), patient and associate volumes at CHOC have increased, putting a greater demand on the existing 9-story associate parking structure. In April 2022 the DRC recommended approval of the first phase, a horizontal parking structure expansion, that was approved by the Planning Commission on June 20, 2022.

The second phase calls for the development of a 3-story vertical expansion on top of the existing parking structure. The vertical expansion will expand the parking footprint and allow for a separation between visitors and medical associate parking. Finally, the third phase will be the construction of the medical office building.

For purposes of the subject application, CHOC has put a package together that includes elements of the three phases to show the extent of the intended improvements and their appearance for contextual reference.

Issue 2 Landscaping:

The applicant has provided a landscape plan consisting of a variety of trees, shrubs and ground cover. While the landscape palette provides varying plant materials, staff believes that additional landscaping can be accommodated on the site. The current landscape plan calls for 13 trees on a site that based on the City's Guidelines would need 56 trees. The site layout could accommodate additional trees in the landscape areas or could accommodate potted trees in areas where there may be a conflict with underground infrastructure.

Vertical landscaping besides the trees could be added. Although the medical office building is well articulated, the 9-story building has a height of approximately 156 feet, warranting larger stature plant material in the landscape palette. During the Design Review Committee's April 20, 2022 review of the horizontal parking garage expansion, the Committee discussed landscaping at length, particularly the lack of trees and vegetation around the perimeter of the structure. Comments focused on the proposed low-level shrubs and ground cover in relation to the scale of the structure. The Committee recommended installation of four Mexican Fan palms as a compromise, based on the understanding that the medical office building project would have a complete and comprehensive landscape plan.

Staff is also concerned about the placement of landscaping along the drive aisle underneath the building at the ground level adjacent to the utility room doors, as there may be conflicts between doors and plant material.

Staff is deferring to the Committee on appropriateness of the palette and arrangement of plant material in the landscape plan.

8. ADVISORY BOARD RECOMMENDATION

The project was presented to the City's interdepartmental Staff Review Committee (SRC) on August 25, 2021, December 15, 2021, March 16, 2022, and on May 25, 2022, on which it received a recommendation for approval with conditions.

9. PUBLIC NOTICE

On June 23, 2022, the City sent a Public Hearing Notice to a total of 228 property owners/tenants

within a 300-foot radius of the project site, and persons specifically requesting notice. The project site was posted with the notification on June 27, 2022.

10. ENVIRONMENTAL REVIEW

An Addendum to CHOC Master Plan Final Environmental Impact Report No. 1805-08 (FEIR), State Clearinghouse No. 2008081118, serves as the environmental review of the vertical expansion and medical office building project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the City of Orange Local Guidelines for Implementing CEQA (Local CEQA Guidelines). The analysis in certified EIR No. 1805-08 included mitigation measures to address potential impacts related to Aesthetics, Air Quality, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems. Staff prepared an addendum to analyze the potential environmental effects of the vertical expansion and medical office building. The proposal does not create or alter any existing mitigation measures. There is no public review required.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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 to the Planning Commission on the project with recommended conditions.

- 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.G.3).

The vertical parking structure expansion will be internally consistent and have an integrated design theme with the existing 9-story medical associate parking structure in that the parking structure will be constructed of concrete painted with colors that will match the existing parking structure, and horizontal parking structure expansion approved by the Planning Commission on June 20, 2022 that represents the first phase of the larger development program for the site. CMU will be used in the entry area and around certain areas of the parking structure to add visual interest. The CMU colors and type of CMU blocks will match the existing.

The medical office building architectural elements and materials will not only add a visual interest, and will also link it to the existing south tower hospital building, which will further advance CHOC's Master Plan architectural theme and giving it an internally consistent integrated design.

12. CONDITIONS

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

1. The project shall conform in substance and be maintained in general conformance with plans that were reviewed by the Design Review Committee, including any modifications required by

conditions of approval.

2. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been 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 proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should modifications be considered substantial, the modifications shall be reviewed by the Design Review Committee.
4. 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. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
5. The applicant, managers, successors, and all future assigns shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
6. Building permits shall be obtained for all construction work, as required by the City of Orange, Public Works Department's Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
7. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and federal holidays.
8. The applicant/developer 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.
9. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
10. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project, for the review and approval of the Community Development Director or designee.
11. 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. The project landscape architect shall submit documentation certifying compliance with this requirement for review and approval by the Community Development Director or designee in coordination with the Public Works

Director or designee.

12. Prior to building permit issuance, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Public Works Director or designee in coordination with the Community Services Director or designee.
13. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee, in coordination with the Public Works Director or designee.
14. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
15. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
16. 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 two years of the original approval.
17. These conditions shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Submitted Plans including Color and Materials Board
- Attachment 3 - Banner Grip Product Data
- Attachment 4 - Stamisol Cladding System
- Attachment 5 - C-1 Zone Development Standard Summary
- Attachment 6 - Addendum to Certified EIR No. 1805-08