



Design Review Subcommittee (DRSC)

Meeting Date: December 14, 2022

PLANNER: John Ciampa, Senior Planner

SUBJECT: **Amendment to Site Plan Permit (AM SPP) 20-399, Cultural Heritage Permit (CHP) 22-429, and Conditional Use Permit (CUP) 22-430, Chabad Jewish Center Addition and Remodel, 1306 N. El Camino Real:** A request for a 1,479 square foot addition, remodel, and off-site parking for an existing institutional structure.

BACKGROUND:

The project site is an interior lot located at 1306 North El Camino Real in the Neighborhood Commercial Zoning District, Coastal Zone, Architectural and Affordable Housing Overlays (NC2-A-AH-CZ). See Attachment 1 for a location map. The site is developed with a 3,496 square foot institutional building with a Spanish design occupied by the Chabad Jewish Center. The religious facility conducts evening Bible study during the week, Saturday services, and Hebrew school on Sunday. The surrounding land uses include a hotel, office, and a mixed-use development to the north, multi-family residential uses to the south and west, and vacant land to the east.

In 2013, the Chabad Jewish Center obtained approval of a Conditional Use Permit (CUP13-190) to occupy the building and operate a religious use, school/tutoring (operated by the County of Orange). As part of the CUP, they obtained approval for shared parking to address the various uses at the site. Since the 2013 approvals, the facility is no longer operating the school/tutoring classes.

The project proposes a major remodel to the first and second floor, 1,479 square foot addition, and the conversion of the six garage parking spaces for the new sanctuary and a mezzanine for mechanical equipment. The project would result in the expansion of the building to 6,660 square feet. The updated façade would reflect the Spanish architecture required by the Architectural Overlay (per Section 9.56.020.A.3.a and Urban Design Element Policy 5.07). Spanish design elements, as identified in Section IV.G of the Design Guidelines, are incorporated into the project with the use of stucco walls, arched openings, inset windows, Spanish tile roof, and wood eaves.

Figure 1: Rendering Perspective from N. El Camino Real



RECOMMENDATIONS:

Staff recommends minor design changes to improve the project's consistency with design guidelines and Architectural Overlay District goals. Staff and the applicant seek DRSC feedback on the proposed design and a determination on whether the project may be forwarded to the Zoning Administrator for a public hearing.

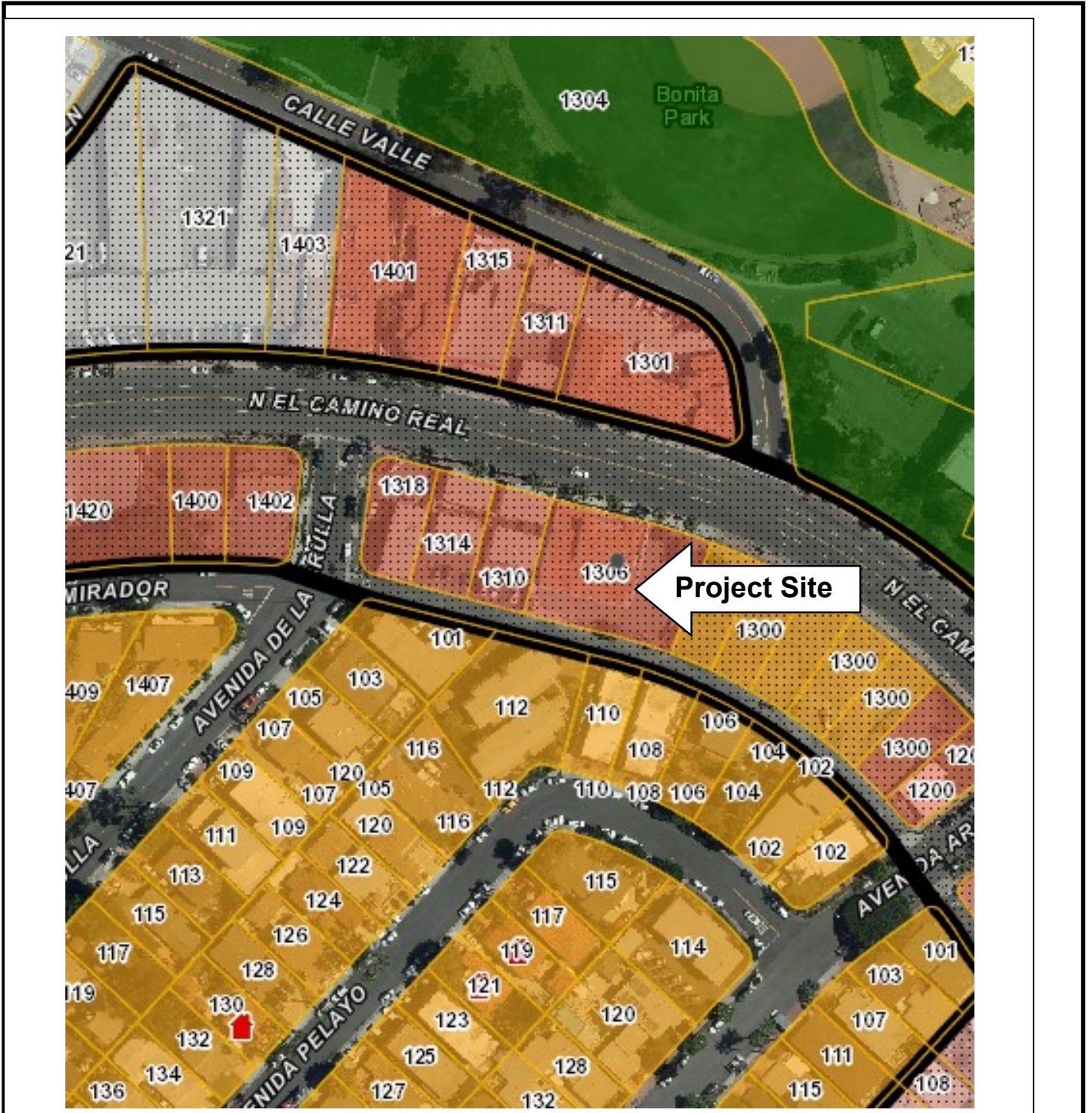
Attachments:


1. Location Map
2. Site Photographs
3. Staff Recommendations
4. Development Plans



LOCATION MAP

Chabad Jewish Center
1306 North El Camino Real



No scale 

Chabad Jewish Center Addition and Remodel

Staff Design Review Recommendations

1. On the front elevation, a railing is proposed to the right of the tower on the second floor. Since there is no deck, the railing would be placed on the face of the building. Consider removing this design feature.
2. Consider reducing the number of decorative plant-on wrought iron features on the elevations.
3. Incorporate new and enhanced landscaping along the alley.