

SUMMARY OF COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS

Subject: Southern Orange County Senior Center

Meeting Date: October 20, 2004

Recommendation: That the comments of the Commission are forwarded to the applicant and Council.

Vote: Unanimous to forward comments by members present: George Cianciolo, Chris Culbert, Thatcher Freund, Laura King Moore, Charlotte Newby (Chair), Scott Nielson, Scott Radway, Amy Ryan, Jonathan Whitney.

General Comments

1. One Commission member noted that the site plan presented by the applicant during the Community Design Commission meeting included additional floor area near the east property line that was not proposed with the original Concept Plan application.
2. In light of the fact that some Commission members expressed concern with the proposed slope in the parking lot and how it could make accessibility difficult for some senior citizens, a Commissioner encouraged the applicant to seek the advice of design experts in handicapped facilities.
3. A Commissioner asked the applicant if the proposed Senior Center was part of a larger master plan, and to describe other future improvements planned for the Southern Human Services Campus. The Commissioner also asked why the proposed Senior Center facility is not being proposed on a more centrally located property near other community facilities, civic buildings and other activities.

Design

4. Several of the Commissioners supported the proposed design and in particular praised the arrangement and location of the outdoor courtyard. One Commissioner endorsed the facility's visual prominence along Homestead Road.
5. Suggested revisions to the proposed design included the elimination of three parking spaces in the southwest corner of the parking lot and greater integration of existing trees into the parking lot layout.

Access and Circulation

6. One Commissioner supported the proposed second access drive onto Homestead Road; however they noted that it may be difficult to control access with the proposed right-in/right-out driveway. Another Commissioner did not consider the proposed right-in/right-out access problematic. A third Commission member did not support the proposed second driveway onto Homestead Road.
7. Several Commissioners noted that it may be difficult for senior citizens to walk in the parking lot due to the proposed topography.

Stormwater Management

8. Some Commissioners expressed concern with the proposal to locate the stormwater management pond in an area with several significant oak trees and other hardwoods. The Commissioners recommended that the application remain sensitive to this issue and attempt to design a stormwater management feature around the trees.

Prepared for: Charlotte Newby, Chair
 Prepared by: Gene Poveromo, Staff *GP for CN*