



Agenda Item

Design Review Committee

Item #: 4.1.

5/7/2025

File #: 24-0687

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

A proposal to construct a new 213,572-square-foot warehouse facility at 534 W. Struck Avenue (Design Review No. 5140).

2. SUMMARY

The applicant proposes to redevelop an existing 9.98-acre industrial site with a 213,572- square-foot warehouse facility, a 450-square-foot detached pump house, truck yard, surface parking, landscaping, and related site improvements.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. PROJECT INFORMATION

Applicant/Owner: Prologis, Maggie Xu

Property Location: 534 W. Struck Avenue

General Plan Designation: Light Industrial, Max 1.0 Floor Area Ratio, Three-Story Height Limit (LI)

Zoning Classification: Industrial (M-2)

Existing Development: 40,000 square foot manufacturing facility, surface parking lot, landscaping, and private railroad spur located on the east side of the site.

Associated Applications: Conditional Use Permit No. 3221 (CUP No. 3221-24), Major Site Plan Review No. 1166 (MNSP No. 1166-24), and Environmental Review No. 1889 (ENV No. 1889-24), an addendum to Certified Environmental Impact Report No. 1870-20 (EIR No. 1870-20) (SCH No. 2021090399)

Previous DRC Project Review: None for this warehouse project.

5. PROJECT DESCRIPTION

Background

On August 22, 2023, the City Council approved Resolution No. 11487, approving Conditional Use Permit No. 3137-21 (CUP No. 3137-21), Major Site Plan Review No. 1039-21 (MJSP No. 1039-21), Design Review No. 5028-21 (DRC No. 5028-21), and Environmental Impact Report No. 1870-20 (EIR No. 1870-20) [State Clearinghouse (SCH) No. 2021090399] for the demolition of an existing 40,000-square-foot manufacturing facility and construction of a 57,900-square-foot truck terminal that included 52,900 square feet of warehouse space, 5,000 square feet of office space, and a 5,400-square-foot accessory maintenance building. Subsequent to project approval, the applicant determined that a truck terminal was no longer in line with current market demands and decided to pursue new entitlements for a warehouse facility.

Proposed Project

The applicant proposes to demolish an existing 40,000-square-foot manufacturing facility and remove an unused Burlington Northern & Santa Fe railroad spur located on the east side of the site in order to redevelop the property with a new 213,572-square-foot warehouse (199,572 square feet of warehouse space and 14,000 square feet of office space), 450-square-foot detached pump house, truck yard, surface parking, landscaping, and related site improvements (See Attachment 8 Project Plans).

The proposed warehouse building is situated towards the center of the site. The east side of the building is inset from the east property line to accommodate a truck loading dock with 27 overhead sectional doors, two delivery doors, and 45 trailer parking spaces.

Although the building is undivided, it has been designed to accommodate two potential tenants. Main entrances are located at both the northwest and southwest corners of the building. The interior of the building will be configured with office area, restrooms, break rooms, conference rooms and a large warehouse on the first floor, and office area and restrooms on the second floor.

Below are the floor plan square footage breakdowns:

Floor Plans	Office (Square Feet)	Warehouse (Square Feet)	Total Building Area (Square Feet)
Floor 1	Northwest Corner: 3,500 Southwest Corner: 3,500	199,572	206,572
Floor 2	Northwest Corner: 3,500 Southwest Corner: 3,500		7,000
Total	14,000	199,572	213,572

Site Access and Parking

Access to the project site is provided by three two-way driveways located along Struck Avenue.

These driveways connect to interior driveaisles that lead to 108 open parking spaces and two company owned vehicle spaces located in the gated truck yard, for a total of 110 parking spaces. In addition, 45 trailer parking spaces are located along the east property line in the gated truck yard.

Pedestrian access to the building is provided along the north, east, and west sides of the building, and pedestrian gates are located at the truck yard gated entries on the northeast side and southeast corner of the building.

Building Architecture

The project features a contemporary architectural style that reflects current trends in industrial development. Arcitectual features include 45-foot-tall flat roof lines, varied rectangular windows, enhanced corner detailing at the main entrances at the northwest and southwest corners, and at the northeast corner, horizontal and vertical reveals, and geometric scoring accent details. The use of a variety of exterior building materials also contribute to this distinctive architectural style, including concrete tilt-up wall panels in a painted finish, black anodized aluminum storefront systems, green reflective glazing, painted metal canopies at main entrances, painted sectional roll-up loading dock doors, and painted hollow metal building access doors. The building will incorporate a coordinated color scheme in contrasting shades of gray and white (Attachment 8, Sheets DAB-A3.1 - DAB-A3.2 Elevations).

Accessory Structures

A 14-foot tall, 450-square-foot detached pump house used for water supply and drainage purposes will be located north of the vehicle access gates adjacent to the northeast corner of the building. A trash enclosure, designed to current City regulations regarding solid waste (trash, recycling, and organics) will be attached to the west side of this building. The combination pump house and trash enclosure will incorporate similar design features and matching colors and materials as the warehouse building, including simple rectangular design, painted concrete tilt-up panels, and painted metal gates and access doors. A corrugated metal roof is proposed over the trash enclosure.

A second concrete tilt-up trash enclosure is proposed on the east side of the warehouse building adjacent to the southeast corner. This trash enclosure will be compliant with City regulations and will consist of similar design, materials, and colors as the trash enclosure attached to the pump house.

Streetscape and Landscaping

The existing project frontage does not include a sidewalk along Struck Avenue. The applicant is proposing the construction of a 6-foot-wide sidewalk along the entire property frontage that will connect to the existing sidewalk at the terminus of the Struck Avenue cul-de-sac. The Public Works Department does not require the installation of street trees due to the width of the new sidewalk.

The existing site has many mature trees, primarily along the property frontage; however, 52 trees will be removed to accommodate the project.

The Landscape Plans illustrate the proposed landscape palette for the project. The project incorporates a variety of water efficient plant material along the street frontage and at the building foundation as seen from the public right-of-way, including Italian Cypress, Magnolia, Canary Island Pine, Blue Palo Verde, and Chinese Pistache trees as well as a mix of shrubs and groundcover,

including Dwarf Bottle Brush, Silverleaf Cassia, Indian Hawthorn, Star Jasmine, and Yellow Lantana.

The project interior will include Brisbane Box trees along the west and south property lines, and Magnolia, Canary Island Pine, and Chinese Pistache trees in the parking areas. Similar groupings of shrubs and ground cover are also proposed. There is no landscaping proposed along the east property line that borders the existing railroad right-of-way.

Project hardscape includes concrete walkways in a medium broom finish, and decorative paving at the three driveway entries.

A total of 165 new trees are proposed for the project site, which is consistent with the City's benchmark tree calculation.

Fences/Walls

Attachment 8, Sheets DAB-A1.1FE and DAB-A4.1 illustrate proposed fencing/walls for the project. All existing perimeter fencing will be removed. New six-foot-tall open wrought iron fencing is proposed along the north, and east property lines, while eight-foot-tall open wrought iron fencing is proposed along the west and south property lines. No vehicle access gates are proposed at the three driveway entries off Struck Avenue. There will be a new 14-foot-tall screen wall with eight-foot-tall metal sliding vehicle access gates located at the entrance to the truck yard adjacent to the northeast corner of the building, and eight-foot-tall metal fencing with swinging vehicle access gates located at the southeast corner of the building. The proposed wall and vehicle gates provide secured access and screening to the truck yard and loading dock area.

Lighting

Attachment 8, Sheets DAB-A1.3 - DAB-A1.4 include the fixture designs for the project. Wall mounted LED light fixtures are proposed on all building elevations, including at the two main building entrances. The fixture styles are contemporary and compatible with the architecture of the building. Pole-mounted LED parking lot and drive aisle lighting are also proposed for safety and security purposes. These fixtures will have shields directed downward to prevent off-site light spillage.

Signage

Conceptual signage is included for illustrative purposes and is not part of this project proposal. A monument sign is proposed along the property frontage at the west driveway entrance and wall signage is proposed on the west elevation. All signage will conform with the City's sign regulations.

6. EXISTING SITE

The 9.98-acre site is located on the south side of Struck Avenue, and west of the Orange County Transportation Authority/Southern California Regional Rail Authority (OCTA/SCRRA) railroad. The site is currently developed with a vacant 40,000 square foot concrete tilt-up building and parking lot that was formerly occupied until the end of 2020 by Nursery Supplies, Inc., which was a manufacturer of plastic nursery planting pots. The site is accessed by three two-way driveways along Struck Avenue. The site contains ornamental landscaping along the site's frontage. In addition, there is an existing private railroad track on the eastern portion of the site that connects to the OCTA/SCRRA railroad

track.

7. EXISTING AREA CONTEXT

The surrounding properties display an urban and industrial character like the project site.

To the north of the project site is West Struck Avenue and public facility uses, including the City of Orange Public Works Department Corporation Yard, The HUB Resource Center, and a recently constructed affordable multi-family apartment development called Valencia Garden Apartments. To the south and west are industrial and commercial uses. To the east is the OCTA/SCRRRA railroad and industrial and light industrial uses including a storage yard containing various vehicles and storage facilities.

8. ANALYSIS OF THE PROJECT

The project site is located in an urbanized area of the City surrounded by industrial and commercial uses. There are no specific design standards applicable to this site. The proposed contemporary project design and scale complement the eclectic character of the area and the landscaping provides the project frontages with a hierarchy of plant material that soften the building mass and scale. Overall, the proposed project presents an integrated design that provides a renewed, updated, and improved appearance to the site and to the surrounding community. The project is compliant with the Development Standards of the Industrial (M-2) zone as illustrated in the Industrial Development Summary Table included in Attachment 8, Sheet DAB-A0.1. Staff has not identified any issues associated with the use or development.

9. ADVISORY BOARD RECOMMENDATION

The City's interdepartmental Staff Review Committee (SRC) conducted reviews of the project on June 5, 2024, August 14, 2024, and on October 10, 2024. On January 15, 2025, SRC recommended that the project proceed to the Design Review Committee (DRC).

10. PUBLIC NOTICE

On April 24, 2025, the City sent a DRC Public Meeting Notice for the May 7, 2025, DRC meeting to 249 property owners and tenants within a 300-foot radius of the project site. The project site was posted in two locations with the notification on that same date.

11. ENVIRONMENTAL REVIEW

Previous Truck Terminal Project

On August 22, 2023, the City Council approved Resolution No. 11487 certifying Final EIR No. 1870-20 [State Clearinghouse (SCH) No. 2021090399], adopting a Mitigation Monitoring and Reporting Program and Findings of Fact; and approving CUP No. 3137-21, MJSP No. 1039-21, and DRC No. 5028-21. The 2023 Certified EIR and its technical appendices are attached for reference (Attachments 3 - 5). The 2023 Certified EIR concluded that the truck terminal project would not result in any significant and unavoidable environmental impacts. Project-level mitigation measures were required to reduce potentially significant impacts to levels considered less than significant for the following topical issues: Biological Resources (due to the potential to impact nesting migratory birds protected by the MBTA and California Fish and Game Code); Cultural Resources (due to the

potential to encounter buried archaeological resources); Geology and Soils (due to the potential to encounter buried paleontological resources); Hazards and Hazardous Materials (due to the potential to uncover contaminated soils); and Tribal Cultural Resources (due to the potential to encounter buried tribal cultural resources).

Proposed Warehouse Project

ENV No. 1889 (SCH No. 2021090399), an addendum to Certified EIR No. 1870-20 (Attachments 6 - 7) was prepared for the current warehouse project. The purpose of the Addendum is to evaluate the potential environmental impacts of the proposed project. In accordance with the California Environmental Quality Act (CEQA), the Addendum analyzes the warehouse project and demonstrates that all potential environmental impacts associated with the project at buildout would be within the envelope of impacts already evaluated in the 2023 Certified EIR. Accordingly, this Addendum provides an analysis of the revised project and verification that the revised project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the 2023 Certified EIR. Public review of the Addendum is not required.

12. 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 of 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 proposed project complies with the Orange Municipal Code, including, but not limited to the industrial development standards, parking, and landscape standards. The project is appropriate for the location and for the site. The consistent architectural design of the building and accessory structures, including colors and materials, brings a contemporary aesthetic to an area that is characterized by an eclectic mix of industrial, commercial, and multi-family residential development. The proposed landscaping provides the project frontage with flowering trees, shrubs, and accent foliage that soften the building height and massing as seen from the public right-of-way, and provides an appealing pedestrian environment between the project and surrounding uses. The project presents an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant site. There are no specific plans or design standards that are applicable to this site.

13. CONDITIONS

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

1. The project shall conform in substance and be maintained in general conformance with approved plans.
2. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped received April 16, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the 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 plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.
3. The applicant agrees, as a condition of City's approval of Conditional Use Permit No. 3221-24, Major Site Plan Review No. 1166-24, Design Review No. 5140-24, Environmental Review No. 1889, an Addendum to Certified Environmental Impact Report No 1870-20 (SCH No. 2021090399), to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
4. The applicant 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.

5. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. All signage shall comply with Chapter 17.36 Sign Regulations of the Orange Municipal Code. Project signage shall be subject to Community Development Director approval.
7. If use or construction is not commenced, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
8. In conjunction with construction, all activity will be limited to the hours between 7 a.m. and 8 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
9. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
10. Any graffiti shall be removed within 72 hours from applicant/property owner's receipt of the City's notification. Notification shall be deemed received if sent by certified mail to the address last provided by the applicant/property owner.
11. 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.
12. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.
13. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
14. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
15. 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 verifying compliance with this requirement for review and approval by the Community Development Director or designee in coordination with the Public Works Director or designee.

16. 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 Director of Community Development or designee in coordination with the Public Works Director or designee. Landscape and irrigation plans shall be prepared by a landscape architect. The City may require peer review of submitted landscape and irrigation plans by a separate registered landscape architect at the applicant's cost. Subsequently, upon final inspection, the City may require a separate landscape architect to verify, at the applicant's cost, that planting materials and irrigation are installed according to approved landscape plans.
17. 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.
18. 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 Public Works Director or designee.
19. 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.
20. The final landscape plan shall include a note that a fully automated irrigation system will be provided.
21. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
22. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Public Works Department in accordance with the City's Tree Preservation Ordinance. A Tree Removal Permit application must include a plan depicting all of the existing on-site trees, the specifics of each tree, and the number of trees proposed for removal and replacement.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Existing Site Photographs
- Attachment 3 2023 Draft EIR No. 1870-20, dated March 2023
- Attachment 4 Final EIR No. 1870-20 [State Clearinghouse (SCH) No. 2021090399], dated June 28, 2023
- Attachment 5 Final EIR No. 1870-20 Technical Appendices
- Attachment 6 Addendum to Certified EIR (SCH No. 2021090399) No. 1889
- Attachment 7 Addendum to Certified EIR (SCH No. 2021090399) No. 1889 Technical Appendices
- Attachment 8 Project Plans, date stamped received April 16, 2025
- Attachment 9 Color and Material Boards; Physical Boards Provided at Meeting