AGENDA

Planning Commission

January 22, 2026

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

Hayden Beckman
Planning Manager

Nathalie Adourian
City Attorney

Jennifer Scudellari
Executive Assistant

ALISON VEJAR
Chair

ISAIAH LESLIE
Vice Chair

RICK MARTINEZ
Commissioner

DAVID VAZQUEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of $1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

Commissioner Rick Martinez

1.2 ROLL CALL

2. PUBLIC COMMENTS

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on December 1, 2025.

Recommended Action:

Approve minutes as presented.

Attachments: Staff Report
December 1, 2025 Regular Meeting Minutes

4. PUBLIC HEARINGS

4.1. Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).

Recommended Action:

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 01-26, approving Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the two existing uses at the site located at 1012-1016 N. Tustin Street.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

Attachments:
Staff Report
Attachment 1 - DRAFT PC Resolution 01-26
Attachment 2 -Vicinity Map
Attachment 3 - Project Plans
Attachment 4 - Applicant Business Narrative/Justification Letter
Attachment 5 - Site Photos
Attachment 6 - Parking Analysis

4.2. Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Car-nnoisseur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).

Recommended Action:

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 02-26 approving ENT No. 25-0048, allowing the sale of beer and wine for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) within a proposed restaurant located at 426 W. Almond Avenue, Suite C.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

Attachments:
Staff Report
Attachment 1 - DRAFT Planning Commission Resolution No. PC 02-26
Attachment 2 Vicinity Map
Attachment 3 Project Plans
Attachment 4 Applicant Business Narrative Letter
Attachment 5 Planning Commmission Evaluation Map
Attachment 6 Security Plan
Attachment 7 Proposed Menu for Car-nnoisseur Restaurant

4.3. Public Hearing to consider a request to convert a historic warehouse building to a church use at 527 W. Almond Avenue and 180 S. Cypress Street and finding of CEQA Exemption (CUP-3236).

Recommended Action:

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 03-26, approving Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit the adaptive re-use of a historic steel frame warehouse to a church/religious assembly use and the remodel of an existing office building on a single site that includes improvements within the connecting plaza located at 527

W. Almond Avenue and 180 S. Cypress Street.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 and Section 15331 of the State CEQA Guidelines.

Attachments:

Staff Report

Attachment 1 DRAFT PC Resolution 03-26

Attachment 2 Vicinity Map

Attachment 3 Project Plans

Attachment 4 Applicant Justification Letter

Attachment 5 AB 2097 Exemption - Friends Church 527 W AlmondAve

Attachment 6 Design Review Committee Staff Report, December 17, 2025

5. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, February 2, 2026, at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: January 15, 2026

Agenda Item

Planning Commission

Item #: 3.1. 1/22/2026 **File #:** 26-0025

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Jennifer Scudellari, Executive Assistant**

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on December 1, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- December 1, 2025 Regular Meeting minutes

Agenda Item

Planning Commission

Item #: 3.1. 1/22/2026 **File #:** 26-0025

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Jennifer Scudellari, Executive Assistant**

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on December 1, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- December 1, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

December 01, 2025

The Planning Commission of the City of Orange, California convened on December 1, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vejar called the meeting to order at 5:35 p.m.

1.1 PLEDGE OF ALLEGIANCE

Chair Vejar led the flag salute.

1.2 ROLL CALL

Present: Leslie, Maldonado, Tucker, McCormack, and Vejar
Absent: Martinez, and Vazquez

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on November 3, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner McCormack, seconded by Commissioner Tucker, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Maldonado, Tucker, McCormack, and Vejar
Noes: None
Absent: Martinez, and Vazquez

4. PUBLIC HEARINGS

4.1. Public Hearing to consider a request to allow the sale of beer, wine, and distilled spirits at a new restaurant with an outdoor patio located at 763 S. Main Street, Suite 200A and finding of CEQA Exemption.

Planning Technician, Alyssa Jurkevics, presented a summary of the proposed project.

Staff confirmed Conditions 8 and 10 of the proposed Resolution could be revised to also prohibit the sale of distilled spirits for off site use.

Chair Vejar opened the public hearing at 5:42 p.m.
There being no public speakers, Chair Vejar closed the public hearing at 5:43 p.m.

Commissioner Vejar re-opened the public hearing at 5:43 p.m. and the applicant verified each restaurant in the space has its own ABC license.

Commissioner Vejar re-closed the public hearing at 5:44 p.m.

A motion was made by Commissioner Tucker, seconded by Vice Chair Leslie to:
1. Adopt Planning Commission Resolution No. 13-25. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 25-0045, to allow the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with a new State of California Department of Alcoholic Beverage Control Type 47 License (On Sale General - Eating Place) located at 763 S. Main Street, Suite 200A.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Class 1 - Existing Facilities) of the State CEQA Guidelines.
The motion carried by the following vote:

Ayes: Leslie, Maldonado, Tucker, McCormack, and Vejar
Noes: None
Absent: Martinez, and Vazquez

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:46 p.m.

The next Regular Planning Commission Meeting will be held on Monday, December 15, 2025 at 5:30 p.m., in the Council Chamber.

_____
Hayden Beckman
Planning Manager

Agenda Item

Planning Commission

Item #: 4.1. 1/22/2026 **File #:** 26-0002

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).

2. SUMMARY

The applicant is proposing an 834 square-foot building addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building located at 1012 N. Tustin Street. The project also includes a request to establish an alternate parking rate for the two existing uses at the site.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. PC 01-26, approving Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the two existing uses at the site located at 1012-1016 N. Tustin Street.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Dominic To
Property Owner	JADS, LLC
Property Location	1012 N. Tustin Street
Existing General Plan Land Use Element Designation	General Commercial (GC)

Existing Zoning Classification	Limited Business (C1)
Old Towne	No
Site Size	21,248 sq. ft.
Circulation	The subject site is located on the west side Street and is developed with two standalor buildings. Access to the two buildings is by driveway at the center of the lot from N. Tu parking lot is located at the rear of the prop the shared driveway.
Existing Conditions	The 0.49-acre project site has an existing v square foot commercial building, and a 2,1 commercial building that is currently occup sporting goods retail store. Photographs of are provided in Attachment 5.
Surrounding Land Uses and Zoning	**North:** Limited Business (C1) - Multi-tenan center with a mix of office, and personal se
	South: Limited Business (C1) - Dentist Cli Professional Offices building.
	East: Limited Business (C1) - Across N. Tu Medical office building and a professional c
	West: Multiple-Family Residential with Sin (R3 (A)) - Multi-family duplex and triplex re
Previous Applications/Entitlements	None.

5. PROJECT DESCRIPTION

The applicant proposes to establish a veterinary animal hospital offering a full range of veterinary services. Hours of operation are proposed from 9:00 a.m. to 8:00 p.m., seven days per week, with up to 10 employees. Grooming and boarding services are not proposed, although animals recovering from surgery may remain overnight as part of medical care.

The project includes an 834-square-foot addition to the existing vacant commercial building, requiring compliance with current development standards, including off-street parking. Because the proposed veterinary use requires more parking than the former beauty salon use, the project includes a request for an alternate parking rate to address on-site parking constraints, and a revised parking layout. The second building on the site will continue to operate as a retail use.

6. PROJECT ANALYSIS

The project includes coordinated exterior façade upgrades to both buildings to enhance visual consistency across the site. Aside from minimum number of off-street parking spaces required, the project complies with all applicable development standards.

Alternate Parking Rate:

Table 1 below outlines the minimum required number of off-street parking spaces required by the Orange Municipal Code based on the size of the building and use of that space.

Table 1. Parking Requirements for site per Orange Municipal Code Section 17.34.060(B)			
Land Use	**Parking Ratio**	**Gross Floor Area**	**Parking Requirement**
Veterinary clinic/hospital	5 spaces per 1,000 s	4,790 sq. ft.	24 spaces
General Retail	4 spaces per 1,000 s	2,173 sq. ft.	9 spaces
	Total Parking Required Per OMC 17.34.0		**33 spaces**

The proposed parking lot has a capacity of 24 spaces, resulting in a deficiency of 9 spaces in comparison with City's code requirement. However, the proposed parking lot cannot physically accommodate 33 off-street parking spaces. Per OMC §17.34.100, any nonresidential use may provide a parking demand study via the conditional use permit process to justify an alternate parking rate. The applicant has prepared a parking study identifying that empirical parking demand based on the actual operation of the uses on the site shows only 22 off-street parking spaces are needed, as outlined in Table 2 below.

Table 2. Empirical Parking Demand	
Land Use	Empirical Parking Demand Per Actual Operations
OC Sports Equipment	8 spaces
Veterinary Hospital	14 spaces
Total Parking Demand	**22 spaces**
Parking Capacity	24 spaces
Parking Redundancy	+2 spaces

With the empirical parking redundancy of two spaces, parking demands for the existing tenants and proposed operations of the subject veterinary hospital are expected to be adequately accommodated by on-site parking and no overflow to public roadways is anticipated. A more detailed analysis and methods are provided in the parking analysis prepared by K2 Traffic Engineering, Inc., provided as Attachment 6 to this staff report.

It is noted that, due to convenience and easy access, a number of customers may choose to park at the north side of the building, which belongs to the adjacent retail plaza. To address that likelihood, a condition of approval has been included in the Planning Commission Resolution requiring that on-site signage be clearly posted at the subject building to inform customers of parking availability at the rear of the building and discourage unauthorized parking on adjacent properties.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 B.2.a. authorizes the Planning Commission to review and take final action on applications for Conditional Use Permits and Minor Site Plan Review. Footnote (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one

type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site. There is no environmental public review required for a Categorical Exemption.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee reviewed the project on October 31, 2024, and recommended approval.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 01-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Business Narrative/Justification Letter
- Attachment 5 Site Photos
- Attachment 6 Parking Analysis

Agenda Item

Planning Commission

Item #: 4.1. 1/22/2026 **File #:** 26-0002

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).

2. SUMMARY

The applicant is proposing an 834 square-foot building addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building located at 1012 N. Tustin Street. The project also includes a request to establish an alternate parking rate for the two existing uses at the site.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. PC 01-26, approving Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the two existing uses at the site located at 1012-1016 N. Tustin Street.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Dominic To
Property Owner	JADS, LLC
Property Location	1012 N. Tustin Street
Existing General Plan Land Use Element Designation	General Commercial (GC)

Existing Zoning Classification	Limited Business (C1)
Old Towne	No
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Circulation	The subject site is located on the west side Street and is developed with two standalor buildings. Access to the two buildings is by driveway at the center of the lot from N. Tu parking lot is located at the rear of the prop the shared driveway.
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Previous Applications/Entitlements	None.

5. PROJECT DESCRIPTION

The applicant proposes to establish a veterinary animal hospital offering a full range of veterinary services. Hours of operation are proposed from 9:00 a.m. to 8:00 p.m., seven days per week, with up to 10 employees. Grooming and boarding services are not proposed, although animals recovering from surgery may remain overnight as part of medical care.

The project includes an 834-square-foot addition to the existing vacant commercial building, requiring compliance with current development standards, including off-street parking. Because the proposed veterinary use requires more parking than the former beauty salon use, the project includes a request for an alternate parking rate to address on-site parking constraints, and a revised parking layout. The second building on the site will continue to operate as a retail use.

6. PROJECT ANALYSIS

The project includes coordinated exterior façade upgrades to both buildings to enhance visual consistency across the site. Aside from minimum number of off-street parking spaces required, the project complies with all applicable development standards.

Alternate Parking Rate:

Table 1 below outlines the minimum required number of off-street parking spaces required by the Orange Municipal Code based on the size of the building and use of that space.

Table 1. Parking Requirements for site per Orange Municipal Code Section 17.34.060(B)			
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It is noted that, due to convenience and easy access, a number of customers may choose to park at the north side of the building, which belongs to the adjacent retail plaza. To address that likelihood, a condition of approval has been included in the Planning Commission Resolution requiring that on-site signage be clearly posted at the subject building to inform customers of parking availability at the rear of the building and discourage unauthorized parking on adjacent properties.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 B.2.a. authorizes the Planning Commission to review and take final action on applications for Conditional Use Permits and Minor Site Plan Review. Footnote (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one

type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site. There is no environmental public review required for a Categorical Exemption.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee reviewed the project on October 31, 2024, and recommended approval.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 01-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Business Narrative/Justification Letter
- Attachment 5 Site Photos
- Attachment 6 Parking Analysis

RESOLUTION NO. PC 01-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 25-0010 AND MINOR SITE PLAN REVIEW NO. 1181, FOR AN 834-SQUARE-FOOT ADDITION, EXTERIOR FAÇADE IMPROVEMENTS, INTERIOR REMODEL, NEW LANDSCAPING, AND A REVISED PARKING LOT LAYOUT AND STRIPING TO ACCOMMODATE A NEW VETERINARY HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING, AND TO ESTABLISH AN ALTERNATE PARKING RATE FOR THE EXISTING USES AT THE SITE LOCATED AT 1012-1016 N. TUSTIN STREET

APPLICANT: DOMINIC TO, BITA VTERINARY CARE

WHEREAS, the Planning Commission has authority per Orange Municipal Code Sections 17.08.020 to take action to approve or deny Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834-square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site, in the Limited Business (C-1) zoning district; and

WHEREAS, Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 were filed by Dominic To in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 allows for an 834-square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site; and

WHEREAS, Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 were processed in the time and manner prescribed by state and local law; and

WHEREAS, Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 are categorically exempt from the provisions of the California Environmental Quality Act per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities); and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on January 22, 2026, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposal and for the purpose of considering Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 for an 834-square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site.

SECTION 1 – FINDINGS

General Plan Required Findings:

1. *The project must be consistent with the goals and policies stated within the City's General Plan*.

   The project is consistent with the goals and policies stated within the City's General Plan in that the project would promote a commercial enterprise and support a revenue generating business, consistent with the Land Use and Economic Development Elements of the General Plan. Furthermore, project approval supports the City's continued efforts to improve the quality of its commercial corridors.

Conditional Use Permit Required Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

   The request for a Conditional Use Permit to allow an alternate parking rate is based on sound land use principles and supports the provision of a needed community service. The proposed veterinary hospital provides an essential neighborhood-serving use within an established commercial corridor. Due to physical site constraints, the property cannot accommodate the number of parking spaces otherwise required by the Orange Municipal Code; however, the applicant has provided an empirical parking demand study demonstrating that the actual parking demand generated by the proposed veterinary hospital and the existing retail use can be adequately accommodated on-site. Allowing an alternate parking rate enables the adaptive reuse and continued viability of an existing commercial site while ensuring parking demand is met in a manner consistent with real-world operations and community needs.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

Approval of the alternate parking rate will not result in deterioration of surrounding land uses or create special problems in the area. The empirical parking analysis demonstrates that the combined parking demand for the veterinary hospital and existing retail uses is adequately accommodated by the 24 on-site parking spaces provided. As a result, the alternate parking rate is not expected to cause parking spillover onto adjacent properties or public streets. Implementation of the proposed parking layout and the proposed conditions of approval, the project will remain compatible with surrounding commercial and residential land uses.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

   The requested alternate parking rate is consistent with the General Plan Land Use Element designation of General Commercial, which anticipates a range of commercial and service-oriented uses supported by flexible development standards. Granting an alternate parking rate based on demonstrated demand supports the City's planning goals by encouraging efficient use of existing development, reducing unnecessary paving, and facilitating reinvestment in established commercial areas. The Conditional Use Permit does not increase the intensity of development beyond what is planned for the area and does not conflict with any adopted community or neighborhood plans. Therefore, the alternate parking rate is consistent with the City's long-term land use and transportation objectives for the area.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

   The Conditional Use Permit approving an alternate parking rate is subject to conditions of approval that protect the general welfare by ensuring that parking demand is adequately accommodated on-site and that surrounding properties are not adversely affected. These conditions include compliance with the approved parking layout, adherence to the operational characteristics analyzed in the empirical parking study, and implementation of on-site parking signage to discourage unauthorized parking on adjacent properties. The alternate parking rate applies to the use and site configuration analyzed and will run with the land, ensuring that future operators are similarly constrained unless further discretionary approval is obtained. Accordingly, the approval preserves the public interest rather than conferring a special benefit to the applicant

Minor Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods (OMC 17.10.060.H.1).*

   The project has been designed to comply with the development standards of the Limited Business (C-1) zoning district and to be compatible with the adjacent surrounding development and uses. The proposed contemporary building design and scale complement

the character of the area and the landscaping provides 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 commercial district.

Development of the Project would enhance the existing commercial character of the site and surrounding area with new modern building elevations, new landscaping, hardscape, other on-site improvements, and street frontage improvements. A landscape plan which includes a variety of new trees, shrubs, and groundcover has been provided. The Project will incorporate an ample spacing of trees and ornamental landscaping at the site's frontage.

2. *Minor Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

   The project as proposed conforms to City development standards for the Limited Business (C-1) zoning district. There are no special design guidelines or specific plans affecting the property. The site would provide 24 on-site parking spaces, which exceeds the total parking demand for the use as outlined in the parking analysis for the site.

3. *Minor Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

   The project provides safe and adequate access and circulation for vehicles and pedestrians from North Tustin Street. The on-site circulation has been designed to accommodate all access needs to parking spaces and for emergency vehicles. Disabled parking and access have been designed to accommodate building code requirements. The site would provide 24 on-site parking spaces, which exceeds the total parking demand for the use as outlined in the parking analysis for the site.

4. *Minor Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

   A review of the project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Minor Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

   The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities). Projects that qualify for exemption from the requirements of CEQA through a Categorical Exemption are those that, by their nature, don't cause significant effect upon environment.

SECTION 2 – ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project consists of an 834-square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site. There is no environmental public review required for a Categorical Exemption.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The project shall conform in substance and be maintained in general conformance with the plans submitted (Dated December 5, 2023) and as recommended for approval by the Planning Commission.
2. Any future expansion in area or in the nature and operation of the use as a veterinary clinic, as approved by Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181 shall require an application for a new or amended Conditional Use Permit.
3. 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.
4. The applicant agrees, as a condition of City's approval Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, 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.

5. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.
6. Any special events must be done in compliance with all requirements of the Orange Municipal Code, and any other applicable rules or regulations.
7. On-site signage shall be provided and shall be clearly posted at the subject building to inform customers of parking availability at the rear of the building and discourage unauthorized parking on adjacent properties.

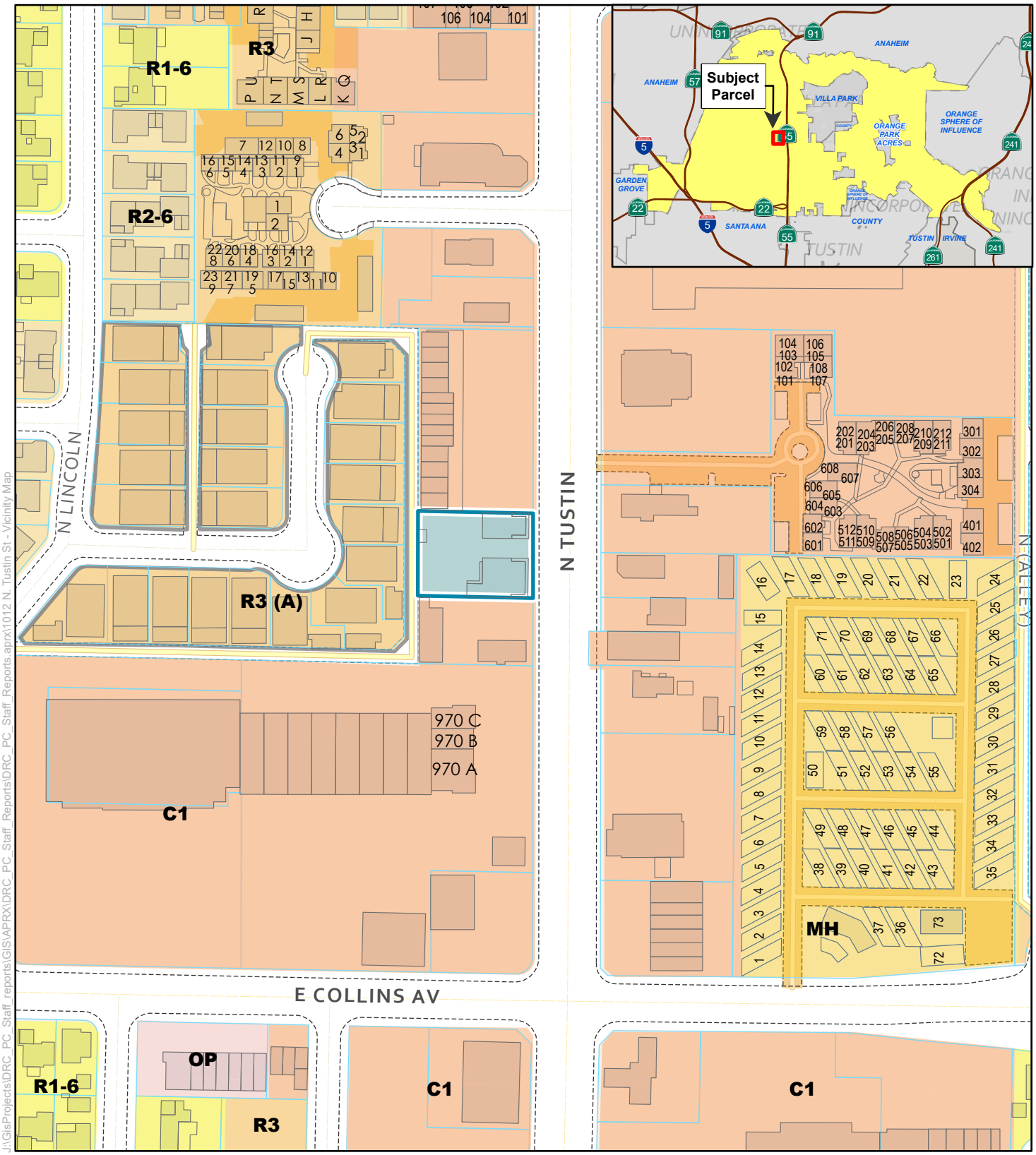
ADOPTED this 22nd day of January 2026.

_____
Alison Vejar, Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 22nd day of January 2026, by the following vote:

AYES:
NOES:
RECUSED:
ABSENT:

_____
Hayden Beckman, Planning Manager



J:\GisProjects\DRC_PC_Staff_reports\GIS\APRX\DRC_PC_Staff_Reports\DRC_PC_Staff_Reports.aprx\1012 N_Tustin St - Vicinity Map

City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- C1
- MH
- OP
- R1-6
- R2-6
- R3
- R3 (A)

N W E S

0 100 200 Feet

12/17/2025

Source: City of Orange (2025)

1012 N Tustin St
APN: 375-511-02

CITY OF ORANGE

VICINITY MAP
DOMINIC VETERINARY

ORANGE POLICE NON-RESIDENTIAL REQUIREMENTS
THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT ALL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORDINANCE # 6-22). THE FOLLOWING ITEMS SHALL BE REQUIRED ON ANY NEW OR REMODELED COMMERCIAL BUILDING/TENANT SPACE.
STRIKE PLATE – 16 GAUGE SCREWS– 3" IN WOOD FRAMED JAMBS ALUMINUM JAMB REINFORCED
NON-REMOVABLE HINGE PINS (NRP) ON OUT SWINGING DOORS
OPERABLE WINDOWS/SLIDING DOORS SHALL HAVE PASSED C.M.B.S.O. FORCED ENTRY TEST
EXTERIOR DOORS – 16 GAUGE HOLLOW METAL OR SOLID CORE WOOD
EXTERIOR DOOR HARDWARE SHALL COME FROM CURRENT CITY OF ORANGE APPROVED PRODUCTS LIST
ONE MOTION LEVER HARDWARE, DEADBOLT FUNCTION REQUIRED ON ALL EXTERIOR DOORS (UNLESS PANIC REQUIRED)
SOLID STEEL CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED
EXTERIOR PAIR OF DOORS REQUIRE AUTOMATIC 5/8" METAL FLUSH BOLTS AT HEAD & THRESHOLD
DOUBLE DOORS WITH PANIC HARDWARE REQUIRE FULL LENGTH ASTRAGAL APPROVED BY THE POLICE DEPARTMENT
OFFICE SUITE DOORS IN MULTI-OCCUPANCY/TENANT BUILDING TO BE SECURED AS EXTERIOR DOORS (I.E.-DEADBOLT)
SKYLIGHTS SHALL BE PROTECTED BY RATED BURGLARY/IMPACT GLAZING, OR APPROVED BURGLAR BARS
HVAC OR AIR DUCT/VENT REQUIRE BURGLAR BARS/SCREEN ON ANY OPENING EXCEEDING 96 SQUARE INCHES
[IRON BARS AT LEAST ½ IN ROUND OR 1 IN FLAT STEEL MATERIAL SPACED NO MORE THAN 5 INCHES APART & SECURELY FASTENED]
BUILDING ADDRESS NUMBERS SHALL BE ILLUMINATED, CONTRAST AND BETWEEN 8 AND 12 INCHES IN HEIGHT
LIGHTING AT EXTERIOR DOORWAYS SHALL BE MAINTAINED MINIMUM 1 FC. AT GROUND WITH VANDAL PROOF LENSES
LIGHTING ON PARKING & ACCESS AREAS SHALL BE MAINTAINED MINIMUM 1 FC. AT GROUND WITH VANDAL PROOF LENSES
ANY EXTERIOR CHANGES TO EXISTING BUILDING T.I.'S MUST MEET SECURITY ORDINANCE REQIREMENTS
CRIME PREVENTION BUREAU (714)-744-7327 OR (714) 744-7555

DR. DOMINIC VETERINARY

SHEET INDEX

0.0	TITLE
SP	PROPOSED SITE PLAN
SP1	EXISTING SITE PLAN
A1.0	FLOOR PLAN
A1.2	BUILDING 1 ELEVATIONS
A1.3	BUILDING 2 ELEVATIONS
A1.4	COLOR PALLETTE EXTERIOR
E1.2	SITE LIGHTING
L1.0	LANDSCAPING PLAN
L1.1	LANDSCAPING PLAN
L2.0	LANDSCAPING PLAN
1-5	TRAFFIC ENGINEERING

OCCUPANCY CALCULATIONS

OCCUPANCY TYPE	AREA	SF PER OCC.	SF PER OCC LOBBY 1:15	OCC. LOAD
BUSINESS AREAS	4790 SF	150	479 S.F/15=32	60
TOTAL:	→ 4790 SF - 479 (LOBBY) = 4137SF @ 150 PER OCC= 30 OCC + LOBBY = 60 OCC TOTAL			

FIXTURE CALCULATIONS

OCCUPANCY: BUSINESS - B → OCCUPANTS: 4790/200=24 OCC (12 MALE 12 FEMALE)

BUILDINGS FOR THE TRANSACTION OF BUSINESS, FOR THE RENDERING OF PROFESSIONAL SERVICES, FOR PASSENGER SERVICE, FOR AIRPORT TERMINALS, FOR LIBRARY READING ROOMS, FOR MERCANTILE PURPOSES, FOR UTILITY OFFICES, FOR CLASSROOM PURPOSES IN SCHOOLS BELOW THE 12TH GRADE, AND FOR OTHER SIMILAR SERVICE OCCUPANCIES	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAIN OR BOTTLE FILLER	OTHER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED:	1	1	1	1	–		1 SERVICE SINK
PROVIDED:	1	1	1	1	–		3
PROVIDED:	1	2	1	2	–	1	1 BOTTLE FILLER

PROJECT INFORMATION & BUILDING CODE DATA

PROJECT NAME:
DOMINIC

ADDRESS:
1012 N. TUSTIN ORANGE

PROPOSED USE:
VETERINARY OFFICE

SCOPE OF WORK:
GENERAL VETERINARY OFFICE. NEW PARTITION WALLS, PLUMBING, ELECTRICAL, MECHANICAL

ZONING DISTRICT:

CONSTRUCTION TYPE:
VB

OCCUPANCY:
"B"
VETERINARY

NUMBER OF STORIES:
ONE STORY

AUTOMATIC FIRE SPRINKLER SYSTEM:
NONE

ACTUAL TENANT SPACE AREA :
4616 SQ. FT.

REQUIRED PARKING:
1 PER 200 SQ. FT. OF FLOOR AREA

PARKING PROVIDED:
23 STALLS PROVIDED AND 1 HANDICAP STALLS

EGRESS DISTANCES

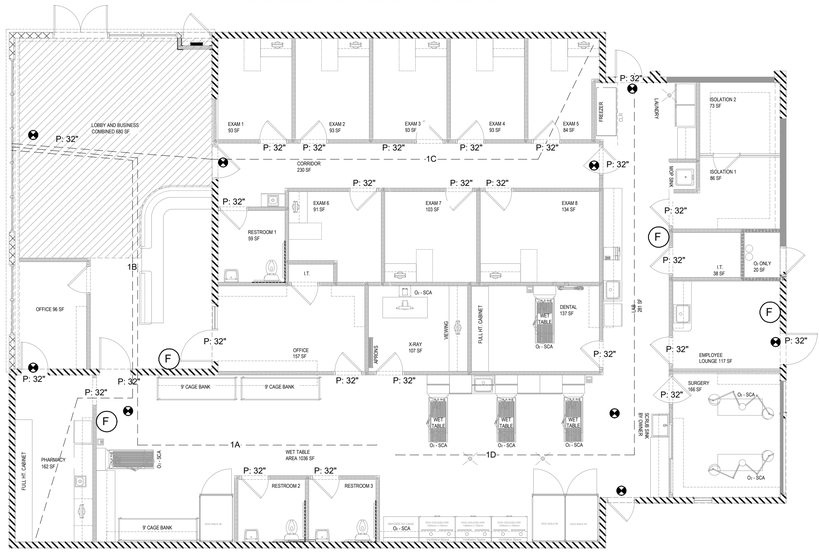
PER 2015 INTERNATIONAL BUILDING CODE, TABLE 1017.2. EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM < 300'

PATH ID	TRAVEL DISTANCE
1A	73'
1B	62'7
1C	73'
1D	69'4"

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHTS
→	EGRESS TRAVEL PATH
P: 32"	PROVIDED EGRESS WIDTH
F	FIRE EXTINGUISHER CABINET

EGRESS AND OCCUPANCY LOAD



"I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE. ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARDSHIP EXEMPTION. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.

FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC NEW ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE EXISTING BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CA TITLE 24 ACCESSIBILITY REQUIREMENTS."

SIGNATURE TITLE

ERIK JORDAN 6-05-24
PRINT NAME DATE

FIRE DEPARTMENT NOTES

1. Fire Department final inspection required. Schedule all inspections 72 hours in advance by calling fire inspector
2. Provide 2A 10BC minimum rated fire extinguishers to be located on each level within 75 feet of travel distance from all areas. Travel distance is 30 feet in areas having flammable liquids.
3. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Provide self-releasing locking devices on exit doors
4. A sign that reads "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" with a minimum one (1) inch letters shall be provided adjacent to the main exit (1) door only
5. EXIT" signs shall be in block letters, a minimum of six (6) inches high with a stroke of not less than 3/4 inch. Luminance on face of sign shall be 50 LUX.
6. EXIT" signs shall be electrically illuminated and energized from separate circuits. Show on electrical plan(s). One of the above circuits shall be part of the emergency lighting system
7. Exit signs shall be provided in accordance with current editions of C.B.C. and C.F.C. Show location on floor or reflected ceiling plans).
8. Storage, dispensing, or use of any flammable or combustible liquids, flammable gases, and hazardous chemicals shall comply with Uniform Fire Code requirements
9. Medical gas systems shall comply with N.F.P.A. Standard 99 (if applicable to this build)
10. An approved knox box must exist on the building or a knox box must be provided for the building. **CFC 506**
11. The Fire Sprinkler System requirements and/or modifications require a separate plan check submittal and approval.
12. Fire extinguishers must be installed per **CFC Section 906**. Start the placement of fire extinguisher near the exterior exit doors. Mount the fire extinguisher in a visible and accessible location, 3½' to 5' above the finish floor to the handle. Buildings with multiple floors must have at least one fire extinguisher per floor.
13. Light Hazard (offices, classrooms, churches, assembly rooms, residential) Occupancies require "2A10BC" fire extinguishers. The maximum coverage area is 5,000 sq. ft per extinguisher and the maximum travel distance is 75'.
14. All doors designated as exits, must be equipped with panic or lever type hardware. **CFC 1010.1.9**

SEE ALSO - QR1 FOR FIRE DEPARTMENT NOTES

PROJECT SUMMARY

PREVIOUS OCCUPANCY	VANILLA SHELL
EXISTING FLOOR AREA	3951 EXISTING GROSS
ADDED FLOOR AREA	834 S.F. NEW GROSS
TOTAL FLOOR AREA	4790 GROSS
OCCUPANCY GROUP	B
OCCUPANT LOAD	60
SITE CONSTRUCTION	V-B
NUMBER OF STORIES	1
FIRE SPRINKLERS	NO

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE

BUILDING DEPT NOTES

1. HVAC UNITS ARE EXISTING ON ROOF, DUCTWORK ALTERATION ONLY.
2. ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.
3. FIRE SPRINKLER MODIFICATIONS IF REQUIRED, SHALL BE UNDER SEPARATE PERMIT.
4. FLAMMABLE, HAZARDOUS MATERIALS SHALL NOT BE STORED ON PROPERTY.
5. MEDICAL GASSES WILL BE INSTALLED.
6. NEW DOORS TO, AND WITHIN AREA OF WORK SHALL BE ACCESSIBLE
7. 1ST FLOOR ENTRANCE

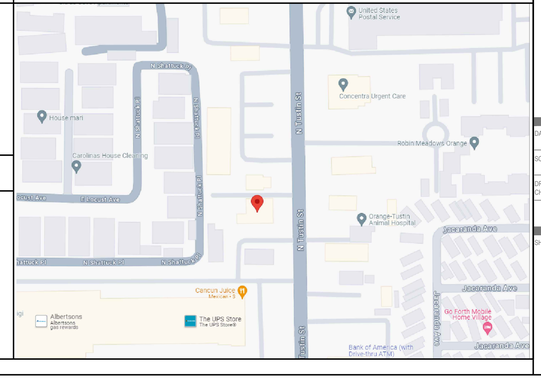
SCOPE OF WORK

ADDITION OF 815 S.F. PLUS, INTERIOR T.I. GENERAL VETERINARY OFFICE, FROM VANILLA SHELL
LEVEL 3 - O2 MEDICAL GASSES WILL BE INSTALLED.
EXISTING ROOFTOP MECHANICAL EQUIPMENT WILL BE USED.
ALTERATION/NEW DUCTING ONLY.
EXISTING T-BAR REPAIR AS NECESSARY
NO STRUCTURAL CHANGES.

DEFERRED SUBMITTALS

CONTACTS

VICINITY MAP



ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92609
LIC. B - 669244
562-989-3350

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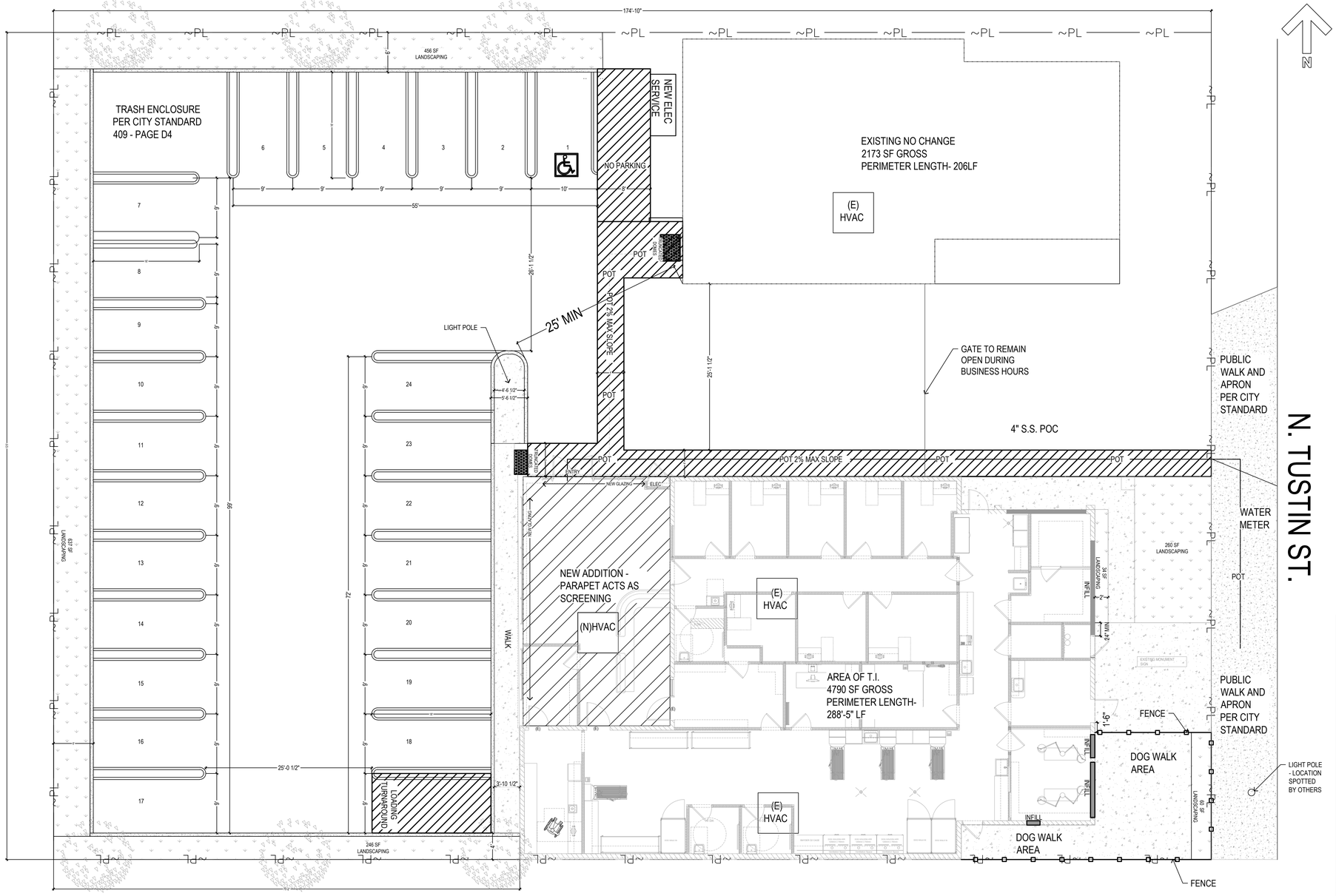
DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY
SHEET 0.0

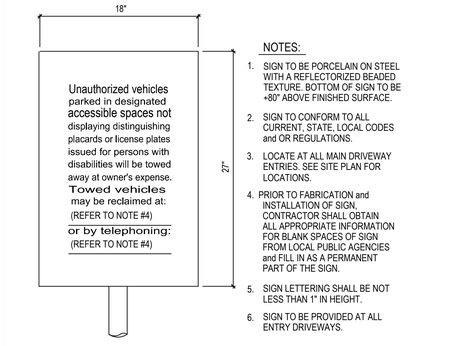
N. SHATTUCK PL.

N. TUSTIN ST.

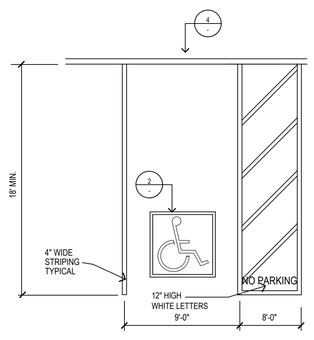


PERIMETER SITE - 599'-0"
PERIMETER VET BUILDING - 288'-5"
PERIMETER SPORTING - 206'-0"

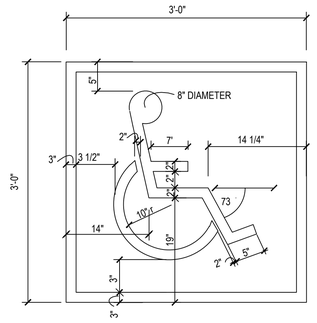
LANDSCAPING TOTAL S.F. - 1688



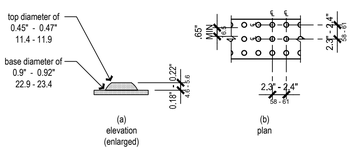
LOT SIGN N.T.S. 6



ACCESSIBLE PARKING SPACE N.T.S. 1

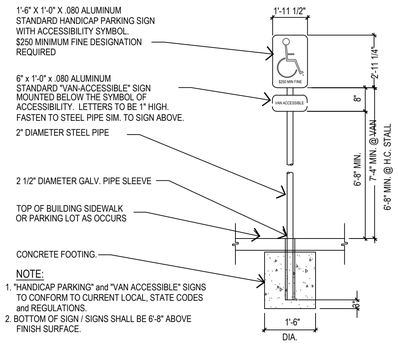


ACCESSIBLE SYMBOL AT STALL N.T.S. 2



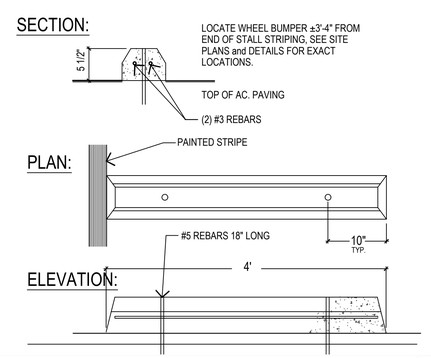
Detectable warning: Detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C. (CBC 705.1.1.3.1)

TRUNCATED DOMES N.T.S. 3



NOTE:
1. "HANDICAP PARKING" and "VAN ACCESSIBLE" SIGNS TO CONFORM TO CURRENT LOCAL, STATE CODES and REGULATIONS.
2. BOTTOM OF SIGN / SIGNS SHALL BE 6'-8" ABOVE FINISH SURFACE.

ACCESSIBLE PARKING SIGN N.T.S. 4



PARKING BLOCK N.T.S. 5

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 9-9-26 CID# 6345

ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
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DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY

SHEET
PROPOSED

SP

N. SHATTUCK PL.

N. TUSTIN ST.

ELEC SERVICE

EXISTING DUMPSTER

EXISTING
NO CHANGE

(E)
HVAC

GATE TO REMAIN
OPEN DURING
BUSINESS HOURS

WATER
METER

(E)
HVAC

AREA OF T.I.

(E)
HVAC

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 9-9-26 CID# 6345
CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION

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DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE

SCALE 1/4"= 1'

DRAWN BY
CHECKED BY

SHEET
EXISTING

SP2

DOOR SCHEDULE

DOOR								FRAME		HARDWARE					COMMENTS
DOOR NUMBER	WIDTH	HEIGHT	THICK-NESS	MATERIAL	CORE	FIRE RATING	FINISH	MATERIAL	BRAND	PIVOT HINGE	KEYED	SELF CLOSER	"L" LEVER HANDLE	SWEEP	
1	6'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	ANOD.	AL.	N/A	YES	YES	YES	NO	NO	NEW STOREFRONT TEMPERED
2	3'-0"	6'-8"	1-3/4"	STEEL	SOLID	20 MIN.	PAINT	STEEL	N/A	NO	YES	YES	YES	YES	EXISTING STEEL UTILITY
3	3'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	SINGLE LT. FRENCH WITH TEMPERED GLASS
4	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	
5	3'-0"	6'-8"	1-3/4"	HDBD		NO	PAINT	STEEL	TIMELY	NO	NO	NO	NO	NO	BANG DOOR
6	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	PEEKABOO WINDOW
7	3'-0"	6'-8"	-	-	-	-	-	STEEL	TIMELY	-	-	-	-	-	BLANK DOOR FRAME ONLY. NO DOOR
8	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	STEEL FRAME WITH PEEKABOO WINDOW
9	3'-6"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	

GENERAL ACCESSIBILITY

1. ACCESSIBLE SIGNAGE SHALL BE PROVIDED AT ALL NEW TOILET FACILITIES AND EXITS. SEE SIGNAGE SCHEDULE. SIGNS TO HAVE RAISED LETTERS PLUS BRAILLE, AND ARE TO BE INSTALLED 48" MIN. TO 60" MAX. AFF, ADJACENT TO LATCH SIDE OF DOOR.

DOORS

1. ALL NEW DOORS SHALL COMPLY WITH CBC 2022
2. DOOR HARDWARE SHALL BE LEVER OR PUSH TYPE, MOUNTED 34" TO 48" ABOVE THE FLOOR. ALL DOORS TO ACCESSIBLE SPACES SHALL BE 3'-0" WIDE MIN.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT SHALL BE APPLIED AT RIGHT ANGLES TO HINGED DOORS. AT REQUIRED FIRE DOORS, MAX. OPERATING EFFORT MAY BE INCREASED TO 15 LBS.
4. PER CBC 11B REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OR THE DOORWAY.
5. THE LOWER 10" OF ALL DOORS SHALL BE SMOOTH AND UNINTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.
A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING:
THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND
6. NEW INTERIOR DOORS AT ALL AREAS TO BE 1-$\frac{3}{4}$" SOLID CORE WOOD DOOR WITH FINISHES PER SCHEDULE. PROVIDE FRAMES TIMELY STEEL FRAMES PER DOOR SCHEDULE (CONFIRM WITH SITE SUPERINTENDENT PRIOR TO ORDERING).
7. ALL GLASS & SOLID SLIDING DOOR HARDWARE TO BE HAFELE OR EQUAL (AS APPLICABLE TO PROJECT)
8. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN NWWDA STANDARD 1.S.1XXX HARDWARE LOCATIONS FOR FLUSH, ETC. WOOD DOORS", EXCEPT AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.
9. PROVIDE ALL CYLINDER TYPE LEVER HARDWARE WITH BRUSHED FINISH FOR ALL HARDWARE. HINGES TO BE 4-1/2" X 4-1/2" HINGE. LOCKS SHALL BE AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.
10. INSTALL PERKO #254A OR EQUAL ADA/ TITLE-24 APPROVED ALUMINUM TRANSITION STRIPS @ DOORWAYS BETWEEN FLOORING OF DIFFERENT TYPES, AND AS REQUIRED.
11. PROVIDE DOOR SEALS AS NOTED ON DOOR SCHEDULE *
12. EXIT ACCESS DOORS TO HAVE LEVER HARDWARE, WHICH RETRACTS BOTH LOCKS IN A SINGLE OPERATION.
13. DOOR SIGNS TO BE 3/8" POLYCARBONATE W/ MECHANICAL ATTACHMENT. PROVIDE CONTRASTING COLORS AND VERIFY SIGN COLORS WITH OWNER

SANITARY FACILITIES

1. 3 NEW UNISEX RESTROOMS WILL BE PROVIDED IN THE SUITE:
2. WATER-CLOSET / FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING. PINCHING OR TWISTING OF THE WRIST.
3. LAVATORIES SHALL COMPLY WITH THE FOLLOWING:
a) A MINIMUM OF 30" x 48" CLEAR SPACE IS PROVIDED IN FRONT OF THE LAVATORY .
b) THE CLEAR SPACE BENEATH LAVATORIES IS A MINIMUM OF 29" HIGH x 30" WIDE x 8" DEEP AT THE TOP AND 9" HIGH x 30" WIDE x 17" DEEP AT THE BOTTOM. THE MAXIMUM HEIGHT OF THE BASIN / COUNTER TOP IS 34" HEIGHT MAX.
c) ALL HOT WATER AND DRAIN PIPES UNDER THE LAVATORY ARE INSULATED.
d) FAUCET CONTROLS HAVE AN OPERATING FORCE OF NOT GREATER THAN 5 POUNDS.
4. FLOORS ARE TO BE SLIP-RESISTANT.
5. GRAB BARS SHALL BE PROVIDED. FASTENERS AND MOUNTING SUPPORT MUST BE ABLE TO WITHSTAND 250 POUNDS POINT LOAD BEARING SHEAR AND TORSION.
6. DOORS TO THE TOILET ROOMS SHALL BE IDENTIFIED BY A 12" X 1/4" THICK SIGN WITH ETCHED UNISEX SYMBOL: 12" DIAMETER CIRCULAR WITH EQUILATERAL TRIANGLE VERTEX POINTING UP.

INTERIOR WALL AND FINISH NOTES

1. ALL METAL STUDS SHALL BE 25 GA. AT 24" ON CENTER FULL HEIGHT TO 4" ABOVE EXISTING GYP. BD. CEILING SOFFIT, AND BRACED ABOVE WITH DIAGONAL STEEL STUDS AT 48" ON CENTER, STAGGERED EACH SIDE.
2. PROVIDE FRAMING COMPONENTS COMPLYING WITH ASTM C754/ASTM C840. ALL METAL COMPONENTS TO HAVE G-40 HOT DIP GALVANIZED COATING PER ASTM A 525. ALL METAL FASTENERS TO BE CORROSION RESISTANT.
3. PROVIDE 5 8" TYPE 'X' GYPSUM BOARD TO EACH SIDE OF ALL NEW STUD WALLS PER ASTM C 36. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING WALLS. ENSURE ALL JOINTS ARE FIRETAPED AND SMOOTH. FINISH WITH AN ORANGE-PEEL TEXTURE. (VERIFY WITH SITE SUPERINTENDENT)
4. PROVIDE ***SQUARE*** CORNER BEAD AT ALL VERTICAL GYP. BD. CORNERS AND ***SQUARE*** CORNER BEAD AT ALL HORIZONTAL EDGES.
5. PAINTING AND DRYWALL SUB-CONTRACTORS TO ENSURE ALL FINISHES ARE SMOOTH AND WASHABLE. INTERIOR FINISHES (INCLUDING CARPET AND VINYL COMPOSITION TILE) TO CONFORM TO CHAPTER 8 OF THE CBC CLASS II: FLAME SPREAD INDEX 200 MAX, SMOKE DENSITY RATING 450 MAX. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
6. COORDINATE INSTALLATION OF GLUE-DOWN COMMERCIAL CARPET IN ROOMS INDICATED. ENSURE COMPLIANCE WITH CRI 104, SECTION 9 "GLUE DOWN". SEE FINISH SCHEDULE.
7. FLOORING CONTRACTOR SHALL PREPARE ALL SUBSTRATES, INCLUDING CEMENTITIOUS FEATHERING/FLOATING, AS REQUIRED, INCLUDING ALL TRENCH PATCH AREAS, ROUGH & UNEVEN, ETC. SLABS. (SEE SCOPE OF WORK)
8. NEW FLOORING SHALL BE INSTALLED IN ROOMS NOTED. ALL JOINTS TO BE SEAMED PER MANUFACTURER'S INSTRUCTIONS. COLOR TO BE CONFIRMED BY OWNER PRIOR TO INSTALLATION. SEE FINISH SCHEDULE (AS APPLICABLE). PROVIDE APPROVED SEALER TO CONCRETE FLOOR SLAB AREAS WHERE NEW, PATCHED OR EXHIBITING EVIDENCE OF MOISTURE OFF-GASING. (PER SCOPE OF WORK)
9. REFER TO INTERIOR MATERIALS AND FINISHES LIST : CONFIRM ALL TILE, PLASTIC LAMINATE, WALL AND FLOORING SELECTIONS WITH OWNER PRIOR TO ORDERING.

11B-203.5 Machinery spaces.
Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

DEFINITION: **EMPLOYEE WORK AREA.**
All *or any portion of a space* used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

***11B*-203.9 Employee *workstations*.**
Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with Sections 11B-207.1, 11B-215.3, *11B-302, 11B-303, and 11B-404.2.3. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8*
All countertops shall be 28-34" a.f.f. except "Employee Work Areas" as described above.

***11B*-403.5.1 CLEAR WIDTH**
Except as provided in Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum.

Exceptions:
1. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum.
2. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.
3. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).
4. The clear width for aisles shall be 36 inches (914 mm) minimum if serving elements on only one side, and 44 inches (1118 mm) minimum if serving elements on both sides.
5. The clear width for accessible routes to accessible toilet compartments shall be 44 inches (1118 mm) except for door-opening widths and door swings.

803.1.1 Interior wall and ceiling finish materials.
Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame sp read and smoke-developed indexes.
Class A: = Flame spread index 0-25; smoke-developed index 0-450.
Class B: = Flame spread index 26-75; smoke-developed index 0-450.
Class C: = Flame spread index 76-200; smoke-developed index 0-450.

WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T - 803.11
SUSPENDED CEILINGS SHALL BE INSTALLED PER BU-011. SUSPENDED CEILING AND LIGHTING SYSTEM SHALL BE LIMITED TO 6 FT. BELOW THE STRUCTURAL DECK UNLESS THE LATERAL BRACING IS DESIGNED BY A LICENSED ENGINEER OF ARCHITECT. (CBC 808)
GRAB BARS, SHOWER SEATS AND DRESSING BENCH SEAT SYSTEMS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT AS TO PRODUCE THE MAXIMUM LOAD EFFECT. (CBC 1607.8.2, ASCE 4.5.2)

FRAMING NOTES:

HOLLOW METAL FRAMES FOR BANG DOORS (DOUBLE SWING DOOR) TO THE WIDTH OF THE DOOR ADD 2 1/4" AND FOR THE HEIGHT OF THE DOOR CALLED ADD 4 1/4" (THIS IS FOR THE ROUGH OPENING)

FOR TIMELY OR WESTERN INTEGRATED WIDTH OF THE DOOR OPENING CALLED OUT PLUS 4 1/4" HEIGHT OF DOOR CALLED OUT PLUS 2 1/4" (ALL FOR ROUGH OPENINGS)

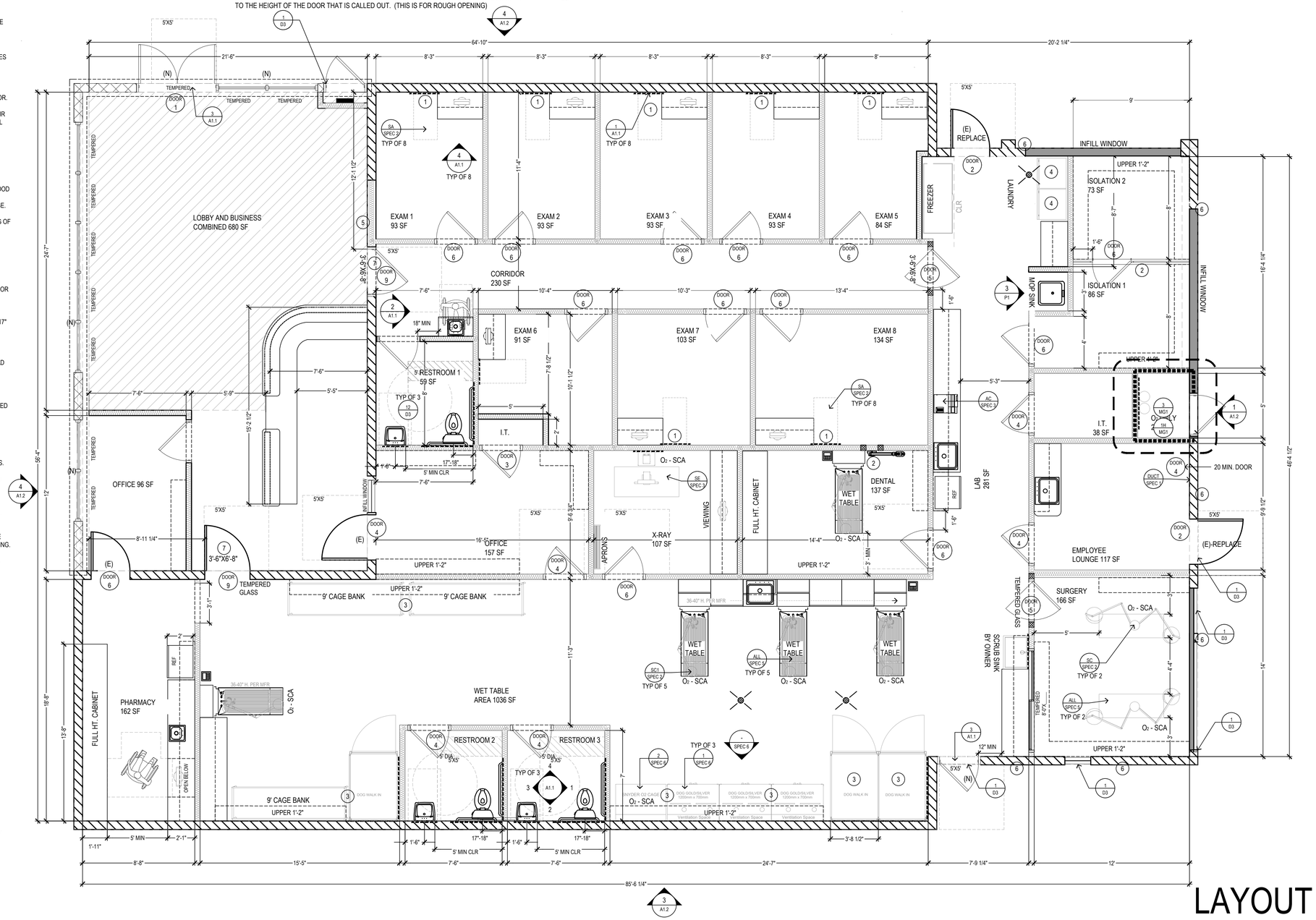
POCKETS DOOR. - DOUBLE THE DOOR WIDTH THAT IS CALLED OUT AND ADD 2 1/4" AND ADD 4 1/4" TO THE HEIGHT OF THE DOOR THAT IS CALLED OUT. (THIS IS FOR ROUGH OPENING)

1 D1 CONCRETE SLAB REPAIR
2 D1 WALL SECTION
3 D1 CEILING TO WALL CONNECTION
4 D1 SOFFIT CONNECTION DETAIL
5 D1 POCKET DOOR
6 D1 COUNTERTOP AND SOFFIT SECTION
7 D1 ACCESSIBLE COUNTERTOP EXTRUSION
8 D1 LOW WALL SUPPORT POST
9 D1 ACCESSIBLE COUNTERTOP EXTRUSION
8 D2 REACHING REQUIREMENTS
7 D3 RESTROOM SIGNAGE REQUIREMENTS
8 D3 TYPICAL RESTROOM
9 D3 ACCESSIBLE URINAL

1 D2 MANEUVERING CLEARANCES
2 D2 NEW DOORS APPLICABLE CODE REQ.
3 D2 ACCESSIBLE RAMPS
4 D2 CHECK-OUT COUNTER
4A D2 CHANGES IN LEVEL
4B D2 FLOOR AND GROUND SURFACE
5 D2 SIGNS AND PICTOGRAMS
6 D2 ACCESSIBILITY REQUIREMENTS
7 D2 DOOR CLEARANCES
10 D3 TOILET ROOM ACCESSORIES - MOUNTING HEIGHT
11 D3 GRAB BAR
12 D3 ACCESSIBILITY REQUIREMENTS (INCLUSIVE)

EXISTING WALL TO REMAIN
WALL TO BE DEMOED
8 D1.0 NEW LOW WALL
2 D1.0 NEW WALL
2 D1.0 NEW INSULATED PARTITION R-13 FOR SOUND

1. FOLDING EXAM TABLE. PROVIDE BACKING. SPOTTED BY OWNER (SEE SA SPEC 2)
2. WALL MOUNTED DENTAL X-RAY
3. CAGES AS INSTALLED BY SUPPLIER. SUPPLIER TO ADJUST CAGE LEGS. NO PLATFORM REQUIRED - SEE A1.1 REV1
4. STACKED WASHER/DRYER BY OWNER (2)
5. BOTTLE FILLER - 40" MAX TO OPERABLE PARTS SEE SPEC 1
6. REMOVE AND REPLACE STUCCO. SEAL WINDOWS AND DOORS PER 1/D3. SEE STUCCO NOTES QR/1
7. CUT CMU WALL TO INSTALL NEW DOOR AND FRAME. SEE STRUCTURAL DRAWINGS
8.



LAYOUT

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1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY

SHEET
A1.0

(E)SIGN

REMOVE POP-OUT/SOFFIT

INFILL WINDOW

INFILL WINDOW

INFILL WINDOW

EAST WALL EXISTING - STREET SIDE

(E)SIGN

REMOVE POP-OUT/SOFFIT

REMOVE POP-OUT/SOFFIT

INFILL WINDOW

(E) 3'-0"X6'-8"

EXISTING GUARDS

NEW GUARDS

(N)

(N)

EXISTING CMU WALL

(E) CMU WALL BECOMES INTERIOR WALL

(E) DOOR OPENING BECOMES INTERIOR DOOR

(E) DOOR OPENING BECOMES INTERIOR DOOR

NORTH WALL EXISTING -DRIVEWAY SIDE

SE-3

VEFO

GUARDS - BLACK PAINT

BLACK PAINT

PAINT SILVER ASH

PAINT SILVER ASH

STUCCO OVER EXISTING FRAMING

PAINT SILVER ASH

PAINT SILVER ASH

BLACK DOORS AND TRIM

REPLACE

EQUIPMENT

NEW 20 MIN DOOR

FCO

EAST WALL NEW - STREET SIDE

1 EAST WALL
3/16"=1'

(E)SIGN

NEW GUARDS

GUARDS - BLACK PAINT

EXISTING GUARDS

NEW GUARDS

(N)

(N)

BLACK PAINT

STUCCO OVER EXISTING FRAMING

BLACK DOORS AND TRIM.

PAINT SILVER ASH

(E) 3'-0"X6'-8" REPLACE DOOR

PAINT SILVER ASH

EXISTING CMU WALL

ADDITION AREA WOOD FRAME WITH STUCCO

PAINT SILVER ASH

BLACK DOORS AND TRIM. BLACK WINDOW TRIM

ELECTRICAL ROOM (N) 3'-0"X6'-8"

(N) TEMPERED GLASS

(N) TEMPERED GLASS

(N) TEMPERED GLASS

FOOTING PER STRUC

NORTH WALL NEW - DRIVEWAY SIDE

2 NORTH WALL
3/16"=1'

EXISTING GUARDS

GUARDS - BLACK PAINT

EXISTING GUARDS

(E)SIGN

REMOVE POP-OUT/SOFFIT

REMOVE POP-OUT/SOFFIT

REMOVE POP-OUT/SOFFIT

INFILL

SOUTH WALL EXISTING - NEIGHBORING SIDE

RELOCATE GUARDS

GUARDS - BLACK PAINT

EXISTING GUARDS

(E) CMU WALL BECOMES INTERIOR WALL

INFILL

(E) CMU WALL

WEST WALL EXISTING - REAR OF BUILDING

SE-3

VEFO

EXISTING GUARDS

GUARDS - BLACK PAINT

EXISTING GUARDS

(E)SIGN

BLACK PAINT

(E) CMU WALL PAINT SILVER ASH

PAINT SILVER ASH

STUCCO OVER EXISTING FRAMING

(N) 3'-0"X6'-8"

BLACK DOORS AND TRIM. BLACK WINDOW TRIM

FOOTING PER STRUC

SOUTH WALL NEW - NEIGHBORING SIDE

3 SOUTH WALL
3/16"=1'

GUARDS

GUARDS - BLACK PAINT

EXISTING GUARDS

BLACK PAINT

PAINT SILVER ASH

ADDITION AREA WOOD FRAME WITH STUCCO

(N) TEMPERED GLASS

(N) TEMPERED GLASS

(N) TEMPERED GLASS

(N) TEMPERED GLASS

(N) TEMPERED GLASS

BLACK WINDOW TRIM

(N) TEMPERED GLASS

(N) TEMPERED GLASS

PAINT SILVER ASH

(E) CMU WALL

FOOTING PER STRUC

WEST WALL NEW - REAR OF BUILDING

4 WEST WALL
3/16"=1'

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ORANGE CA 92867

DATE

SCALE 1/4"= 1'

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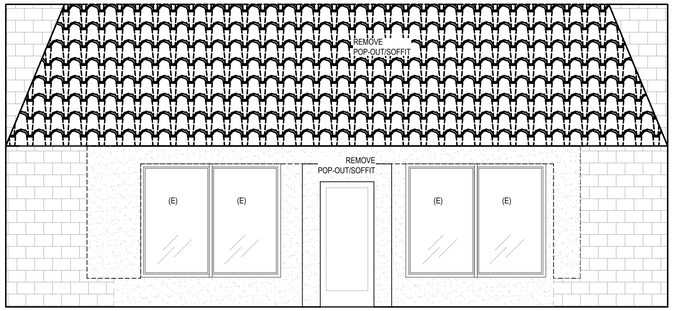
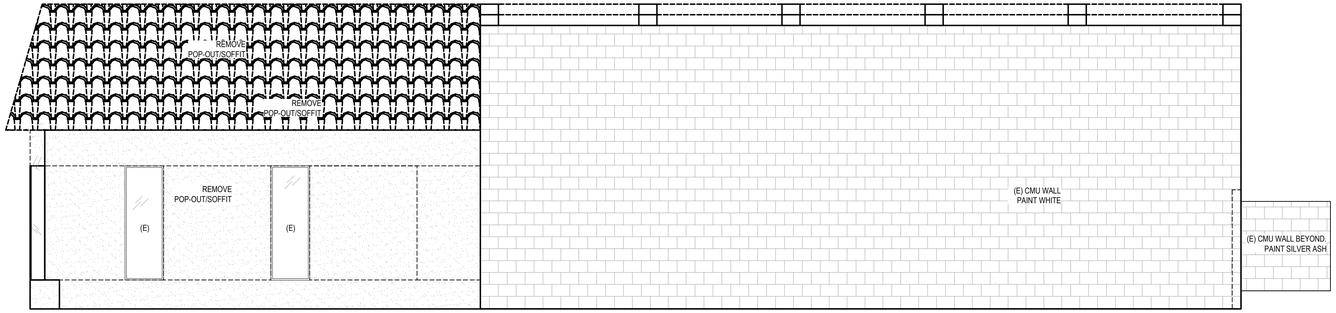
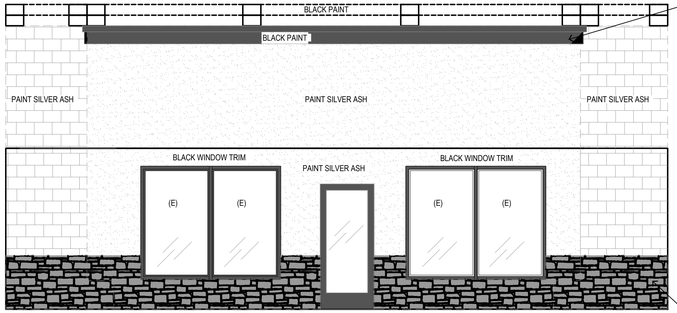
A1.2



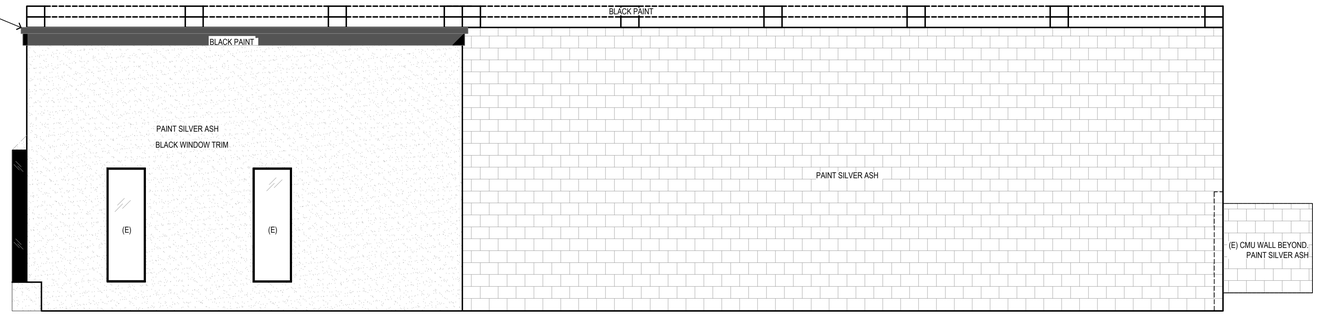
EAST WALL EXISTING - STREET SIDE



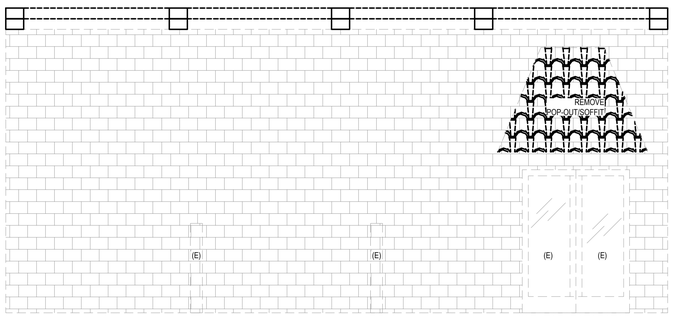
SOUTH WALL EXISTING -DRIVEWAY SIDE



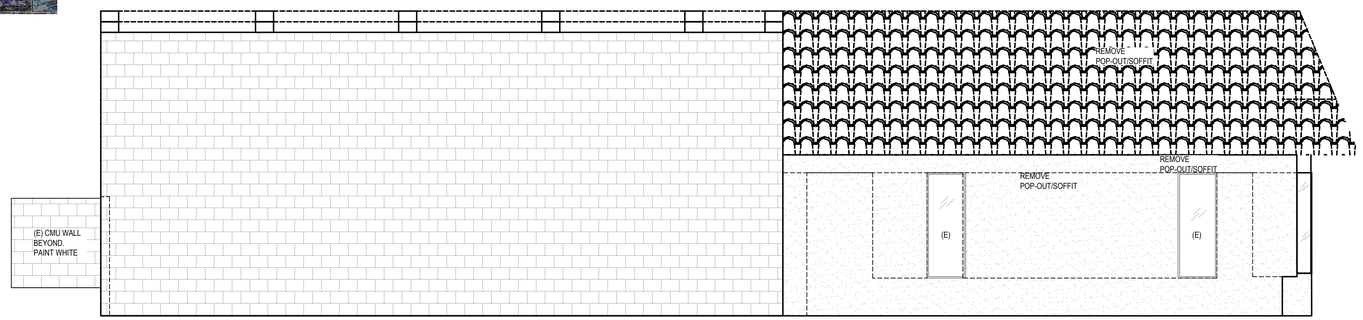
EAST WALL NEW - STREET SIDE



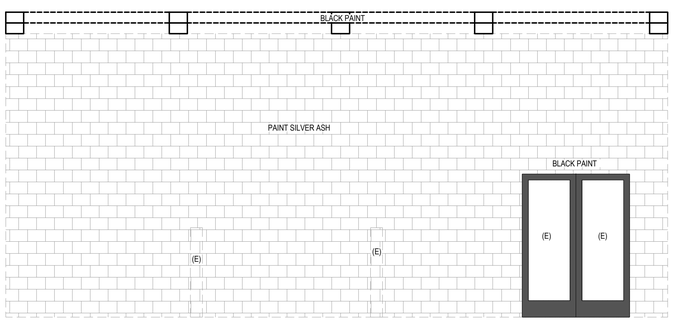
SOUTH WALL NEW - DRIVEWAY SIDE



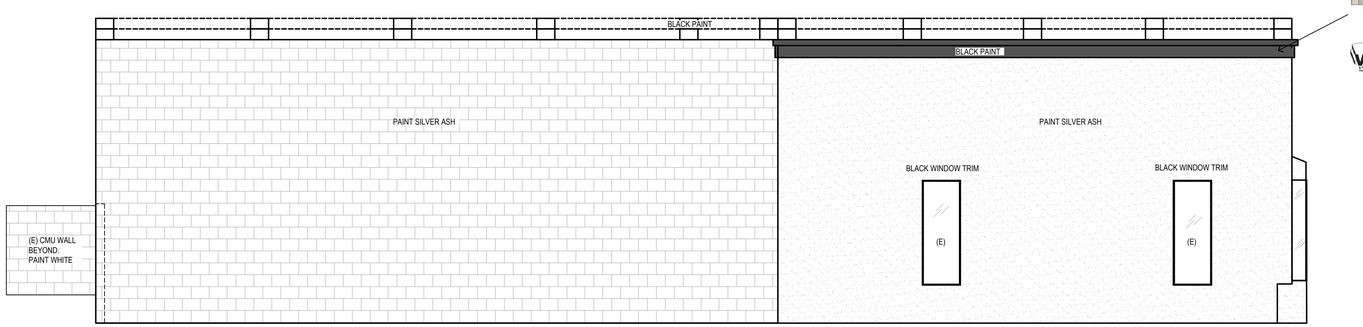
WEST WALL EXISTING - REAR OF BUILDING



NORTH WALL EXISTING - NEIGHBORING SIDE



WEST WALL NEW - REAR OF BUILDING



NORTH WALL NEW - NEIGHBORING SIDE

SPORTING GOODS ELEVATIONS

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ORANGE CA 92867

DATE:
SCALE 1/4"= 1'
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A1.3

1012 and 1016 N. Tustin Street
New façade design and appearance

Exterior wall material: standard stucco surface
Exterior wall color from roof line to stone footing edge: color - Silver Ash (GR-W11)
Manufacturer: Behr (Behr Ultra Exterior Semi-Gloss Enamel)

Silver Ash is within Behr's white color family. It has a beautiful sage undertone reminiscent of snow on the grass or the shadow under a pine bough.

Stone footing extends from ground level to 3': color - medium gray
Manufacturer: Pangaea Natural Stone (3 Course Ashlar Ash Sandstone)

3 course Ashlar is a natural stone that is the perfect blend of modern elegance and timeless charm. Its tumbled face and weathered edges offer a soft, refined look that seamlessly fits both classic and contemporary designs.

Roof line molding and door trimming paint: color: – Carbon (N520-7)
Manufacturer: Behr (Behr Ultra Exterior Semi-Gloss Enamel)

Carbon is within Behr's Gray color family. A color of intense depth, Carbon is a luscious black that pulls strength and passion into focus.

Roof line molding along entire front façade.
Manufacturer: VEFO (Architectural Coated Foam Shapes)

EPS (expanded polystyrene) foam coated with fiberglass and limestone offers a robust solution for architectural applications. It combines the lightweight, insulating properties of EPS with the durability of a fiberglass mesh and as limestone plaster coating, ensuring both aesthetic appeal and structural integrity.

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LIC. B - 669244
562-989-3350

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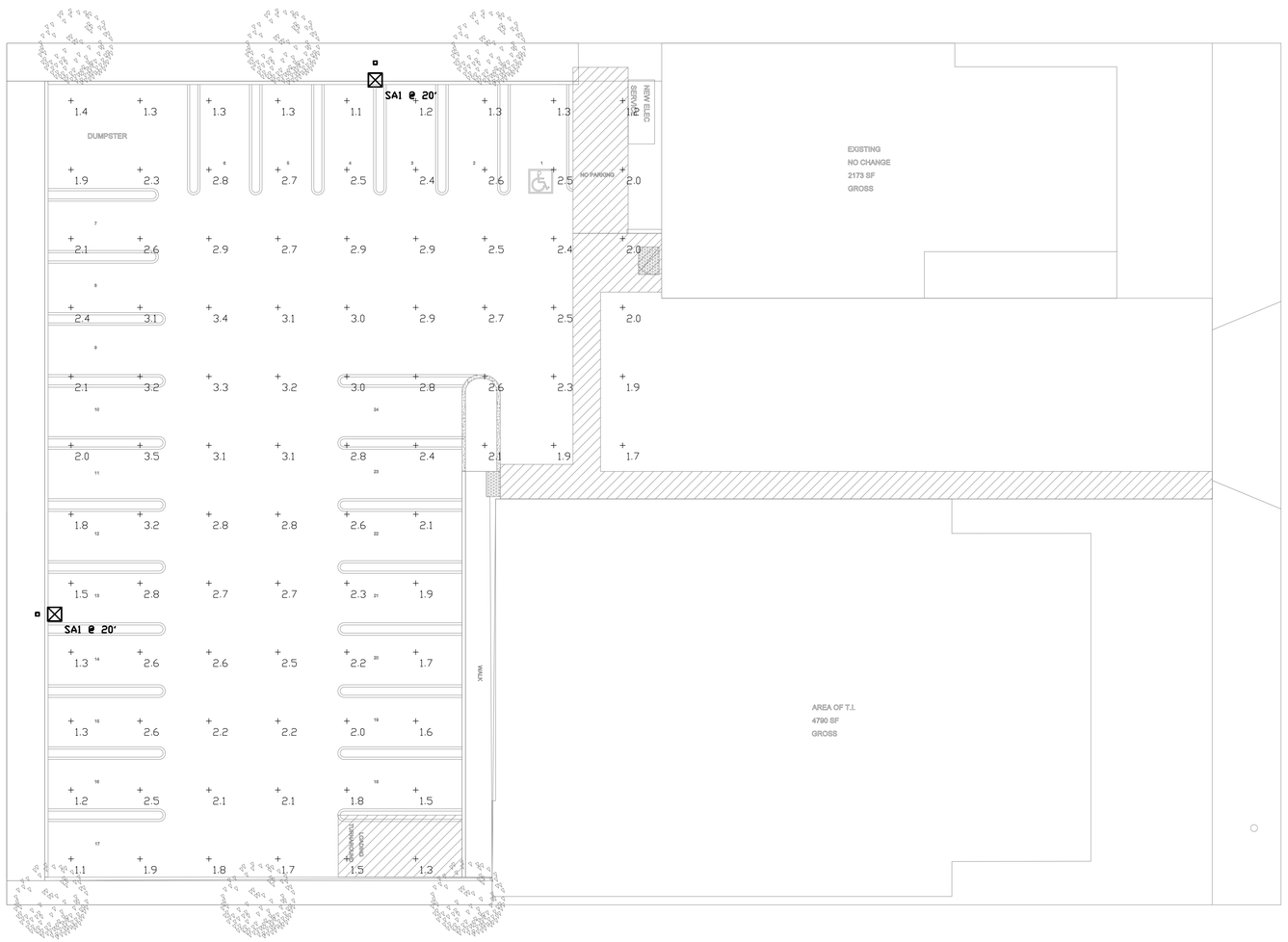
DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY
SHEET

A1.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	2.3 fc	3.5 fc	1.1 fc	3.2:1	2.1:1

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
⊠	SA1	2	VLL-PLED-IV-FT-80LED-700mA-40K-HS MM511 POLE MT AT 20 FT AFG 17.5 FT POLE 2.5 FT BASE BUG RATING B1 U0 G0	CAST BLACK PAINTED FINNED METAL HOUSING. WITH MOTION SENSOR AND PHOTO-CELL	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	225	0.9	173.5



SITE LIGHTING PHOTOMETRIC

SCALE 1"=10'-0" | 1

REGISTERED PROFESSIONAL ENGINEER
MOHAMAD MALAZ GHAYYEN
No. E20029
Exp. 09-30-26
ELECTRICAL
STATE OF CALIFORNIA

ALL COUNTY CONSTRUCTION
PO Box 3428
Fullerton CA 92834
LIC. B - 669244 EXP 04/15
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ajm Consulting
1921 Newport Blvd, Suite C
Costa Mesa, CA 92627-2250
Tel. 949 515 4870 Fax 949 515 4875

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ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

Dr. Dominic
1012 Tustin st. Orange, CA 92867

DATE 08/26/2025
AJM JOB # 24-569
DRAWN BY / CHECKED BY AJE/MMC

SHEET
E1.2

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USAGE	PF
	TREE					
LI	Lagerstroemia indica	Crape Myrtle	24"B	9	Moderate	0.5
PM	Podocarpus macrophyllus	Yew Pine	15G	26	Moderate	0.5
			TOTAL	35		
	SHRUB					
	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 G	1	Low	0.3
AB	Agave 'Blue Glow'	Blue Glow Agave	1 G	6	Low	0.3
ED	Echeveria 'Dicks Pink'	Echeveria 'Dicks Pink'	1 G	7	Low	0.3
HP	Hesperaloe parviflora	Red Yucca	5 G	1	Low	0.3
LH	Lavandula angustifolia 'Hidcote'	English Lavender	5 G	5	Low	0.3
SL	Salvia leucantha	Mexican Bush Sage	5 G	34	Low	0.3
WBG	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 G	16	Low	0.3
			TOTAL	71		
	GROUNDCOVER					
	Senecio serpens	Blue Chalksticks	FLAT	123 sqft	Low	0.3

Note:
1. Mulch specification: install a 3" deep layer of wood bark and leaf mixture mulch on top of irrigation tubing. wood chips or artifically colored mulch shall not be used. keep all mulch 4" away from crown of plants.
2. All planting areas to be cover with mulch, bark mulch is to be brown or dark brown in color. Colored mulch is not permitted in the front yard per the design guidelines.
3. The planting will be verified at the notice of completion and must be installed per the approved plan. Plant substitutions must be submitted for review prior to installation.
4. At least once a week, pick up and dispose of any fruit on the ground or that is spoiling in the tree.
5. All trees shall be located three feet clear of the property line walls and sidewalk and include a root barrier device.

TREE

Lagerstroemia indica

Podocarpus macrophyllus

SHRUB

Agave attenuata 'Nova'

Agave 'Blue Glow'

Echeveria 'Dicks Pink'

Hesperaloe parviflora

Lavandula angustifolia 'Hidcote'

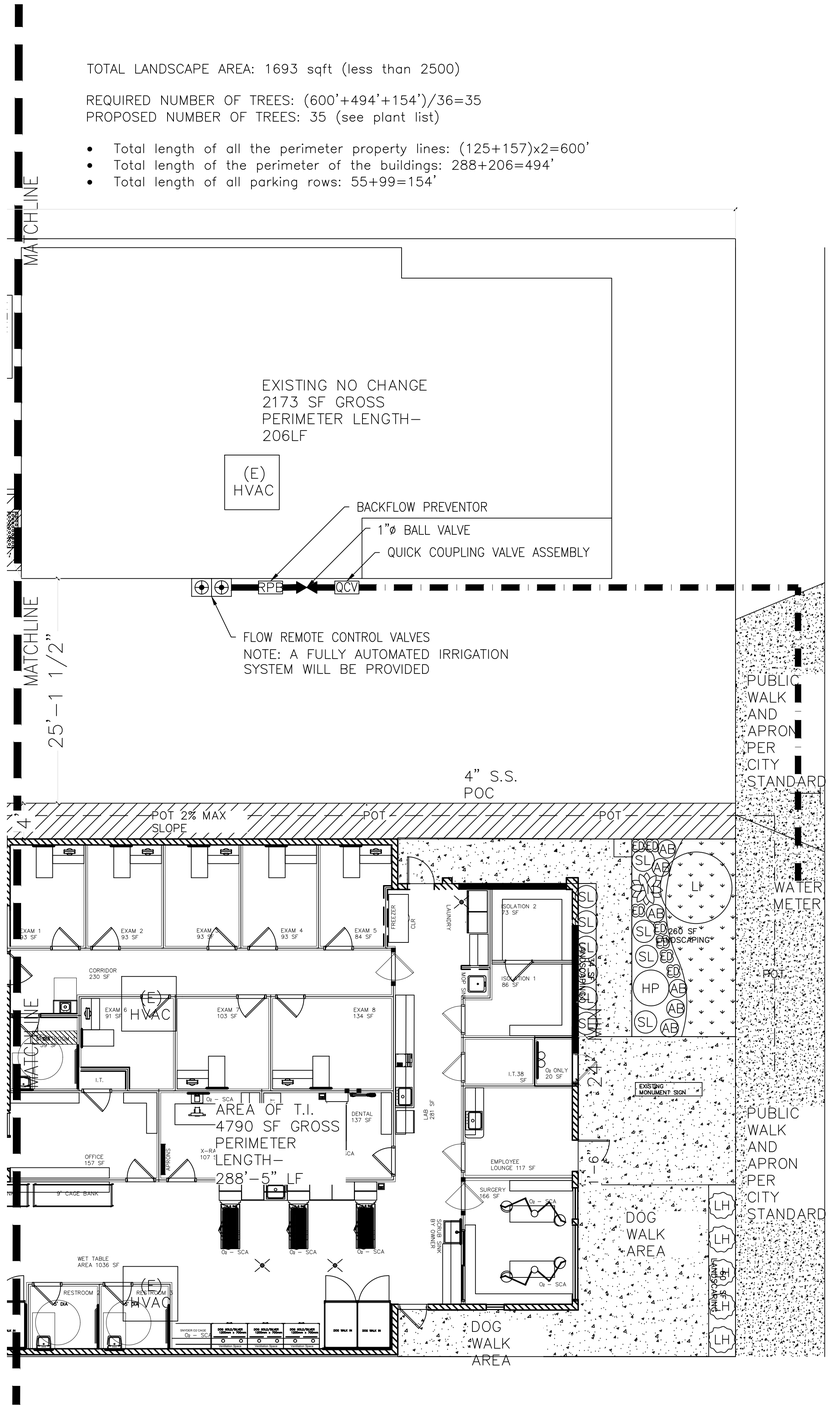
Salvia leucantha

Westringia 'Blue Gem'

TOTAL LANDSCAPE AREA: 1693 sqft (less than 2500)

REQUIRED NUMBER OF TREES: (600'+494'+154')/36=35
PROPOSED NUMBER OF TREES: 35 (see plant list)

- Total length of all the perimeter property lines: (125+157)x2=600'
- Total length of the perimeter of the buildings: 288+206=494'
- Total length of all parking rows: 55+99=154'



L.I.U. Landscape Inc.
9422 East Las Tunas Drive
Temple City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:

DR. DOMINIC
1012 N.TUSTIN ST.
ORANGE CA 92867

PLANTING PLAN – FRONT

Revisions:
-- 08/31/2025
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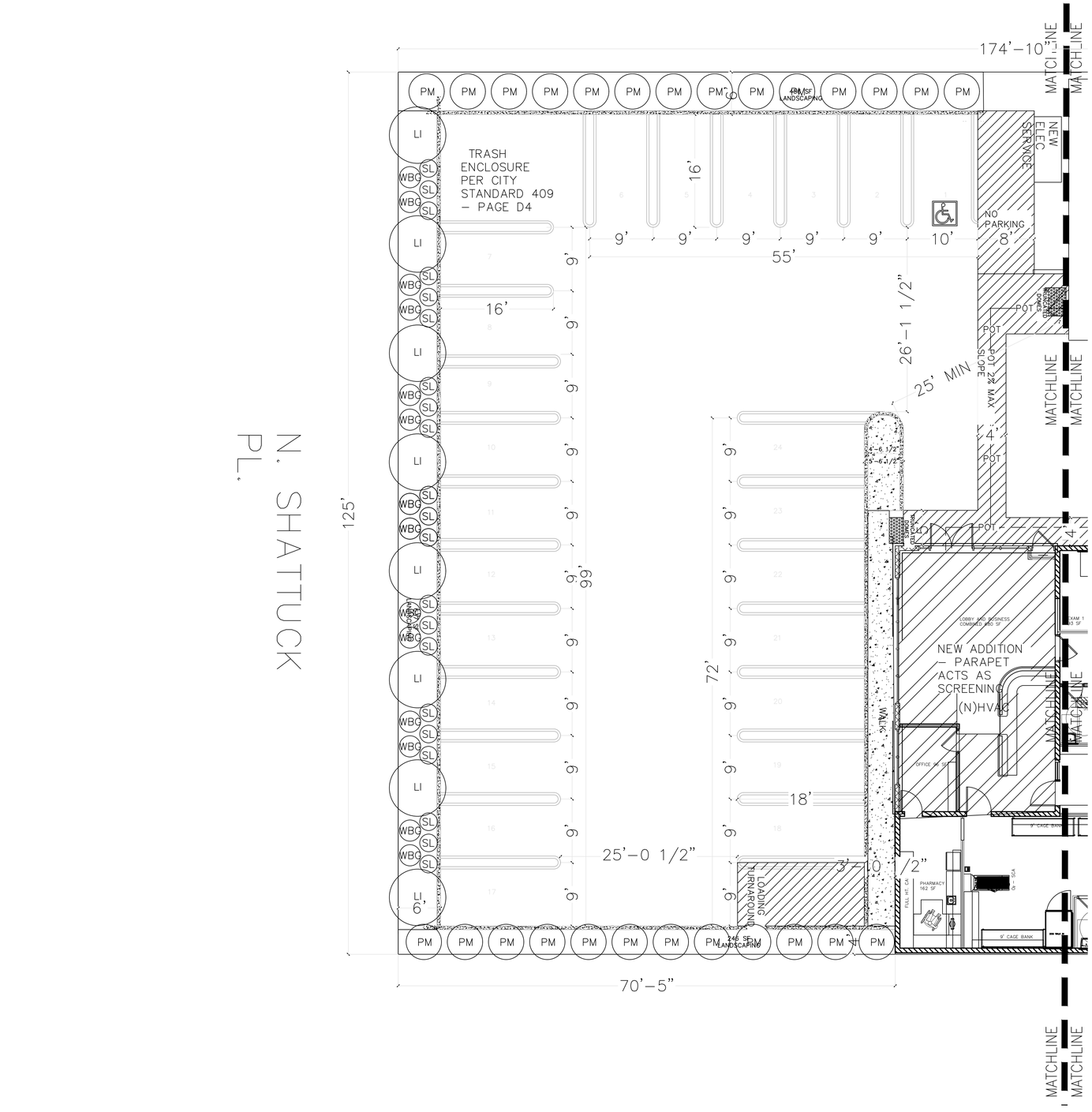
Submittal Date:
AUGUST 5, 2025

Sheet Number:
L1.0

DIAL BEFORE YOU DIG 811 DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

0 8' 16' 32'
SCALE: 1/8" = 1'-0"



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Project:

DR. DOMINIC
1012 N.TUSTIN ST.
ORANGE CA 92867

PLANTING PLAN – BACK

Revisions:
-- 08/31/2025
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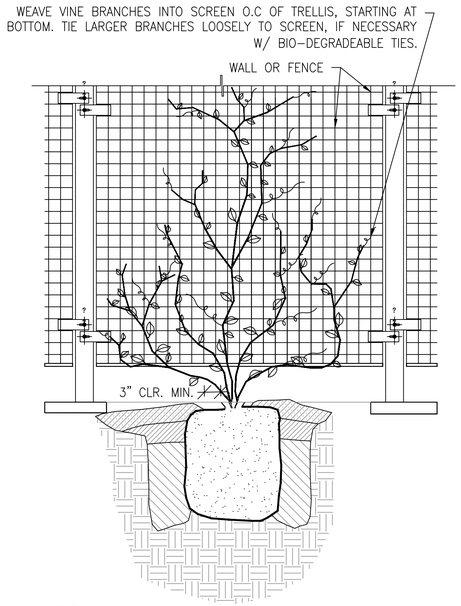
Submittal Date:
AUGUST 5, 2025

Sheet Number:
L1.1

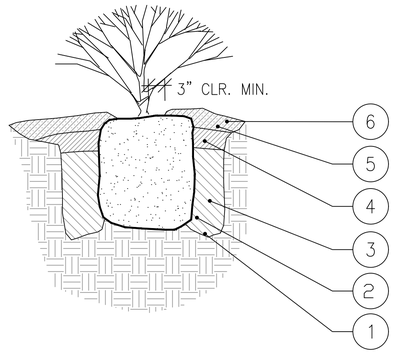
DIAL BEFORE YOU DIG 811 DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

0 8' 16' 32'
SCALE: 1/8" = 1'-0"



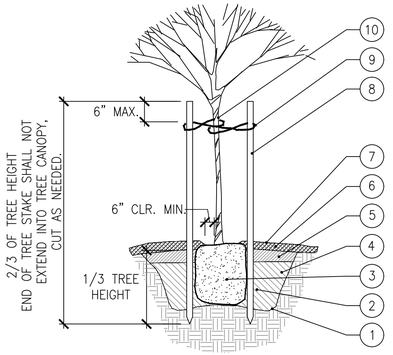
NOTE:
1. REMOVE ANY TEMPORARY TRELLIS DEVICE
2. PLANT SIMILAR TO SHRUB PLANTNG DETAIL SHEET L.40 DETAIL 5.

1 VINE PLANTING
SCALE: 3/4"=1'



SHRUB PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
   1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL, DRENCH IN CONTAINER.
2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.

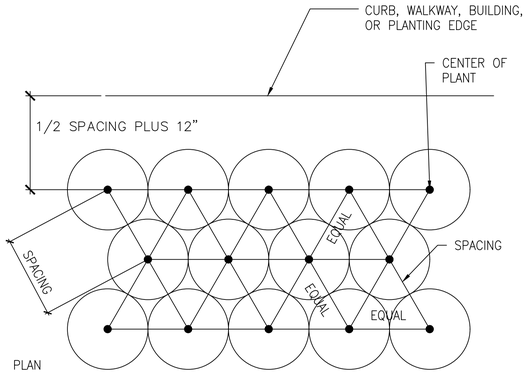
2 SHRUB PLANTING
SCALE: 3/4"=1'



TREE PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMWD IMMEDIATELY.
   1.2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE, STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT.

NOTES FOR STANDARD 24" BOX AND LARGER TREES
10. REMOVE NURSERY STAKES
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECIEVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

3 TREE PLANTING AND STAKING
SCALE: 3/4"=1'



NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

4 PLANTING SPACING
SCALE: 3/4"=1'

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.

A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT

B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.

C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

PLANTING NOTES:

1. SOIL PREPARATION:
A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSL OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
   1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
   1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW. SIMPLICI-TEA.COM). FOLLOW DIRECTIONS ON PRODUCT LABEL.
   1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: INSTALL A 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH ON TOP OF IRRIGATION TUBING. WOOD CHIPS OR ARTIFICALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
5. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
6. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
7. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANITNG PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
8 PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
9. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT L.I.U. LANDSCAPE INC. TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
10. ON SITE POSITIONING: L.I.U. LANDSCAPE INC. RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY L.I.U. LANDSCAPE INC. PRIOR TO PLANTING.
11. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY L.I.U. LANDSCAPE INC. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
12. MEADOW AREA; SPACE PLUGS EVENLY THROUGHOUT, SEE LEGEND FOR SPACING (IN A TRIANGULAR PATTERN). USE 2" OR SMALLER PLUGS. SPREAD WILDFLOWER SEED BETWEEN GRASS PLUGS AFTER ALL PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT S&S SEEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.SSSEEDS.COM, (805) 684-0436, EMAIL: INFO@SSSEEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.

L.I.U. Landscape Inc.
9422 East Las Tunas Drive
Temple City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:

DR. DOMINIC
1012 N.TUSTIN ST.
ORANGE CA 92867

PLANTING DETAILS

Revisions:
-- 08/31/2025
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Submittal Date:
AUGUST 5, 2025

Sheet Number:
L2.0

Dominc To
Medical director
BITA Veterinary Care
1012 N Tustin Street
Orange, CA 92867
docto.dvm@gmail.com
626-233-9441
May 20, 2025

To City of Orange Community Development Department, Planning Division

I am writing to propose the establishment of a new veterinary animal hospital dedicated to delivering exceptional medical care to our patients, while equipping our clients with the knowledge and resources necessary for the optimal care of their companions.

Our hospital is poised to introduce a comprehensive array of veterinary services to the community, including:

- **Wellness Examinations** : Vaccinations, deworming, and preventative medicine.
- **Urgent Care** : Assessments and consultations for unwell animals.
- **Diagnostic Imaging** : Utilization of imaging technology (X-rays and ultrasounds) with interpretation of results to provide immediate results, as well as radiologist consultation when applicable.
- **In-House Laboratory** : Collection and analysis of blood, urine, and other body fluids, including cytology samples.
- **Surgical Services** : Routine elective surgeries and emergency procedures, such as GDV, gastrotomy/enterotomy, hemoabdomen, and orthopedic surgeries.
- **Dental Care** : Comprehensive dental services including full-mouth radiographs, scaling, polishing, extractions, and dental flap procedures if needed.
- **Pharmacy Services** : Dispensing and administration of medications for inpatient and outpatient use.
- **Public Education** : Information on zoonotic diseases and preventive measures.
- **Humane Euthanasia** : Providing compassionate euthanasia for compromised patients, along with cremation options.
- **Hospitalization Services** : While we do not offer grooming or boarding services, we will provide daytime care for stable, ill animals requiring medical attention, such as IV fluid administration, oxygen supplementation, and monitoring.

For the safety and well-being of our patients and the public, we will facilitate short outdoor walks for canine patients to manage their basic needs. Dogs diagnosed with contagious diseases will remain indoors, isolated from healthy animals. Our trained staff will ensure proper handling and

hygiene during these activities, utilizing appropriate leashes and equipment. We are committed to maintaining cleanliness and will dispose of waste in a sanitary manner.

Our intended hours of operation are from 9:00 AM to 8:00 PM, seven days a week. Depending on the demand for veterinary services, we may consider extending our hours after the first year.

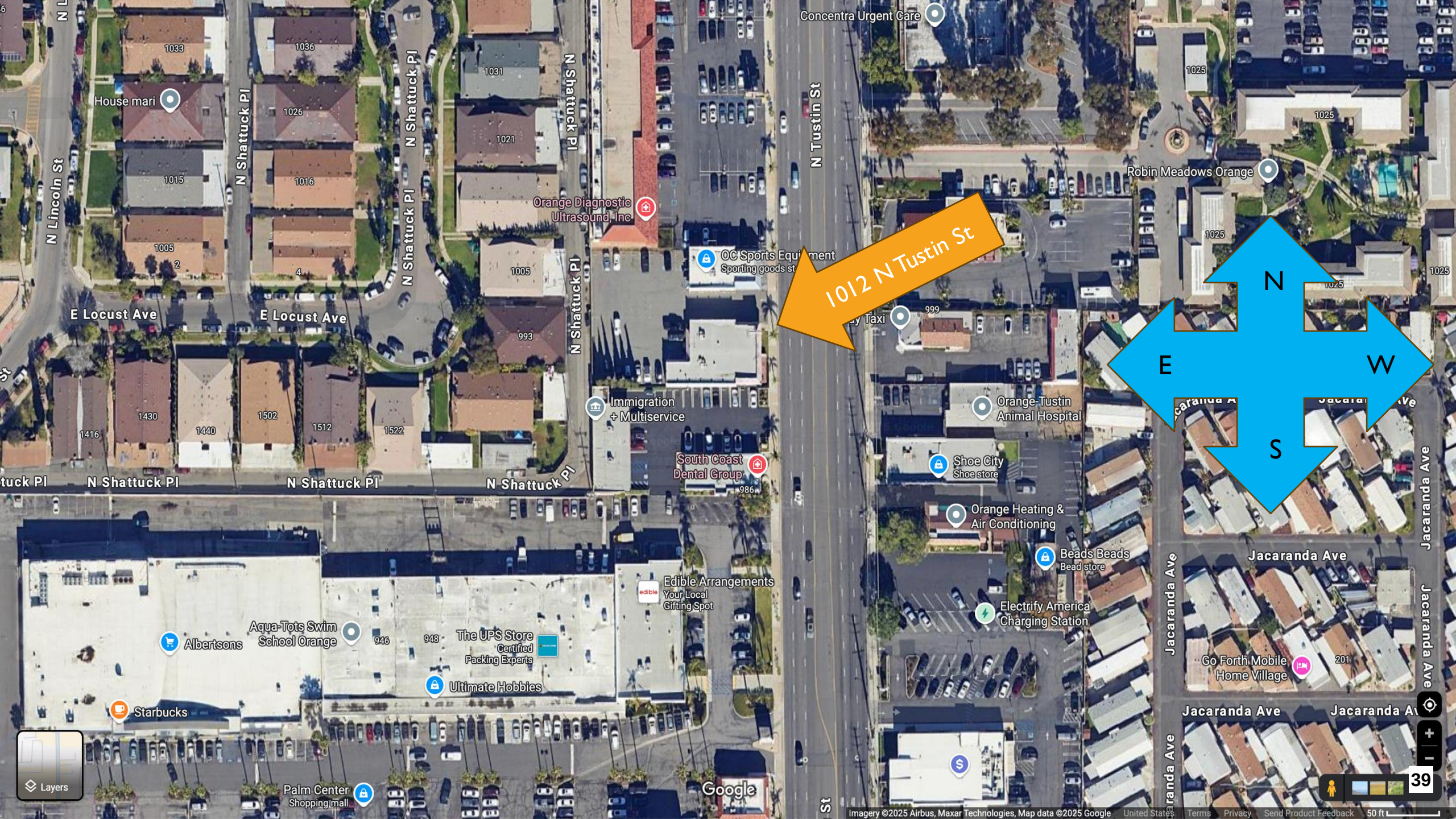
We plan to employ a dedicated team of ten professionals, including two receptionists, one kennel assistant, one veterinary assistant, three veterinary technicians, two veterinarians, and one manager.

Despite being a new hospital, our veterinarians bring a wealth of experience and expertise to our practice, ensuring that our patients receive the highest standard of care from the outset. Thank you for considering our proposal. We believe that this veterinary hospital will significantly benefit our community, and we look forward to your support.

Sincerely,
Dominic To
Medical Director
BITA Veterinary Care

1012 N TUSTIN ST
ORANGE, CA 92867

VISUAL CUES FOR CITY ASSESSMENT


1012 N Tustin St
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Concentra Urgent Care
Robin Meadows Orange
Orange Diagnostic Ultrasound, Inc
OC Sports Equipment
Sporting goods st
Immigration + Multiservice
Orange-Tustin Animal Hospital
South Coast Dental Group
Shoe City
Shoe store
Orange Heating & Air Conditioning
Beads Beads
Bead store
Edible Arrangements
Your Local Gifting Spot
Electrify America Charging Station
Aqua-Tots Swim School Orange
Albertsons
The UPS Store
Certified Packing Experts
Ultimate Hobbies
Starbucks
Palm Center
Shopping mall
Go Forth Mobile Home Village
N Shattuck Pl
N Tustin St
N Lincoln St
E Locust Ave
Jacaranda Ave
Layers
Google
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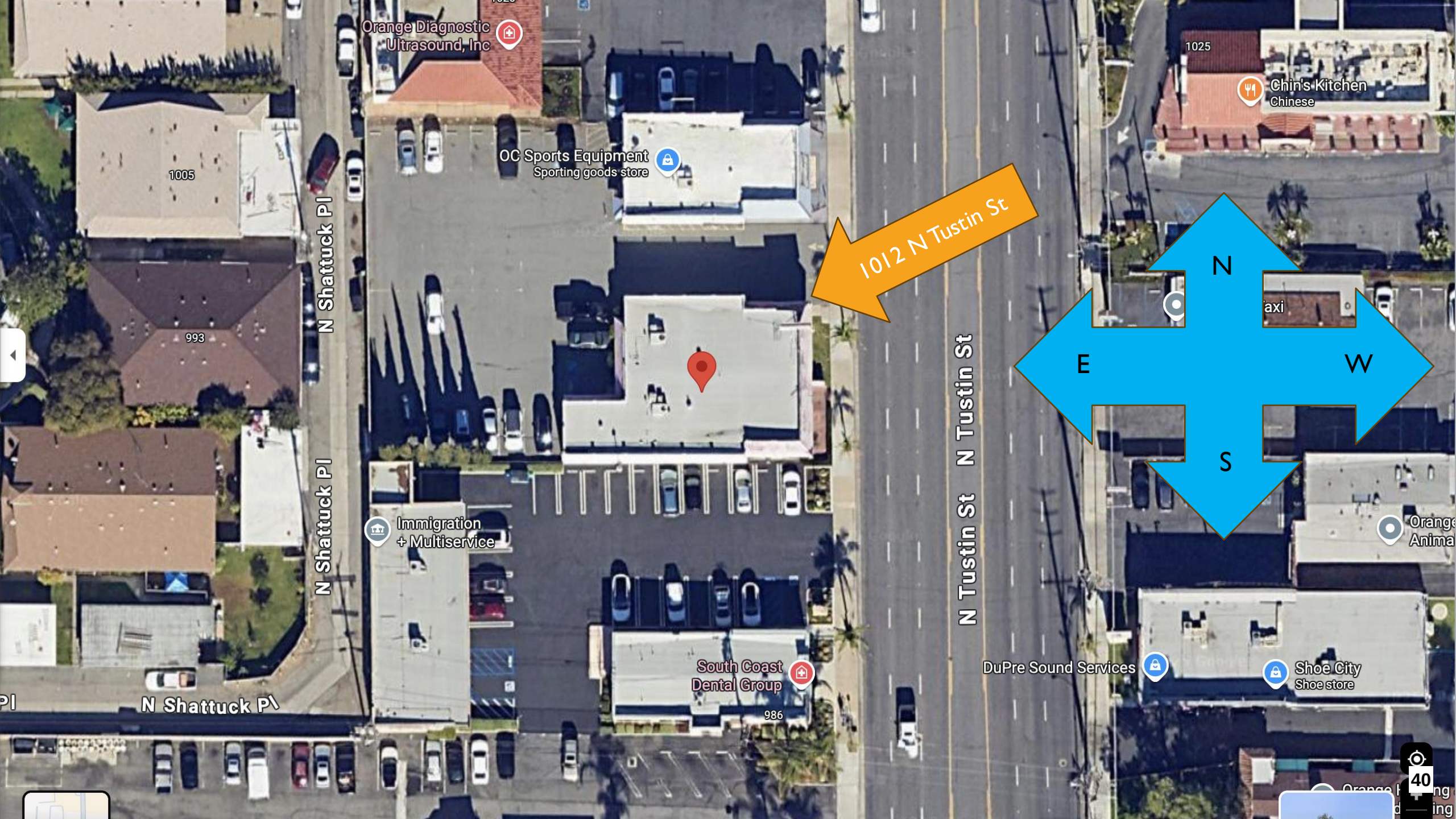
1012 N Tustin St
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Orange Diagnostic Ultrasound, Inc
OC Sports Equipment
Sporting goods store
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Immigration + Multiservice
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Chinese
DuPre Sound Services
Shoe City
Shoe store
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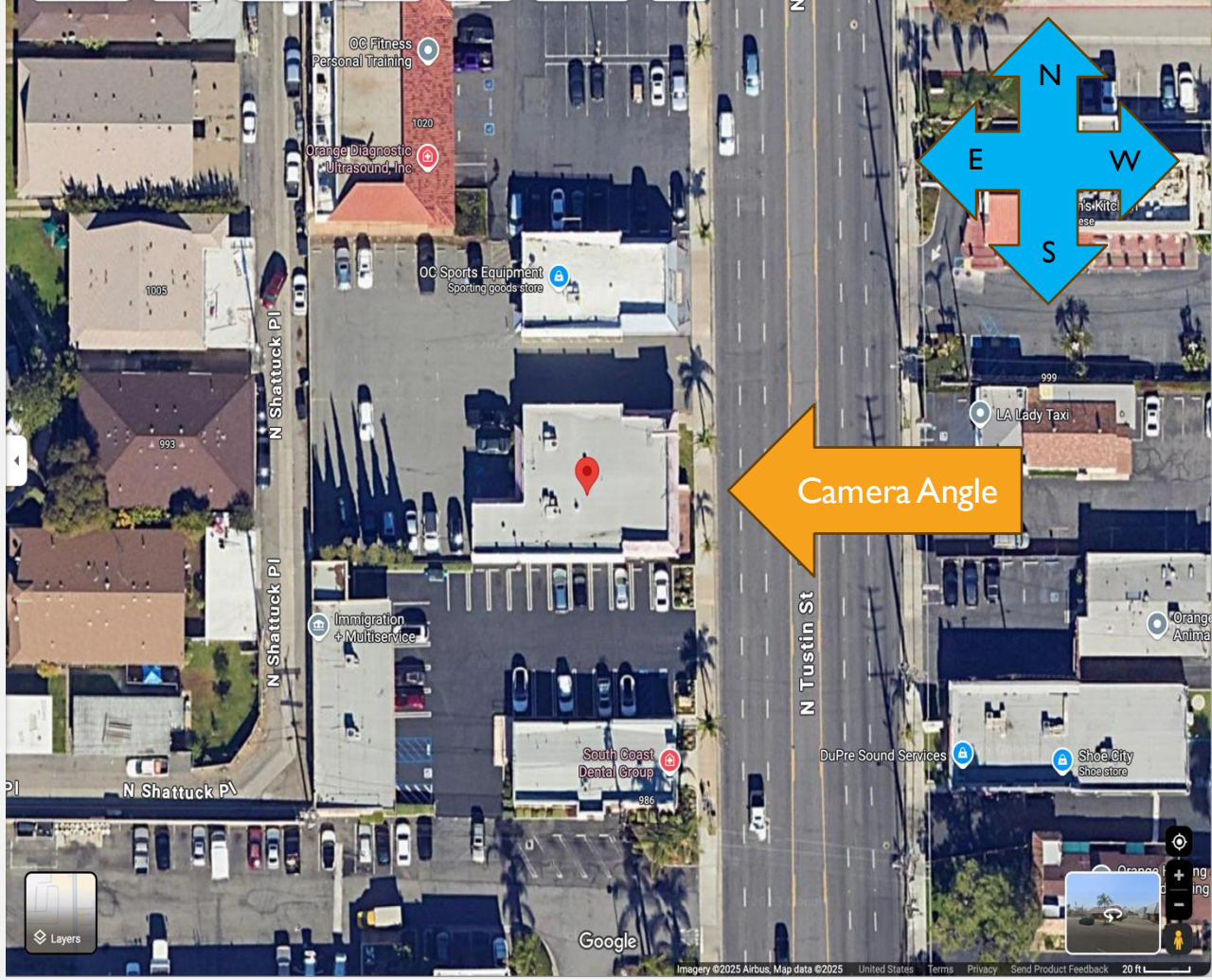
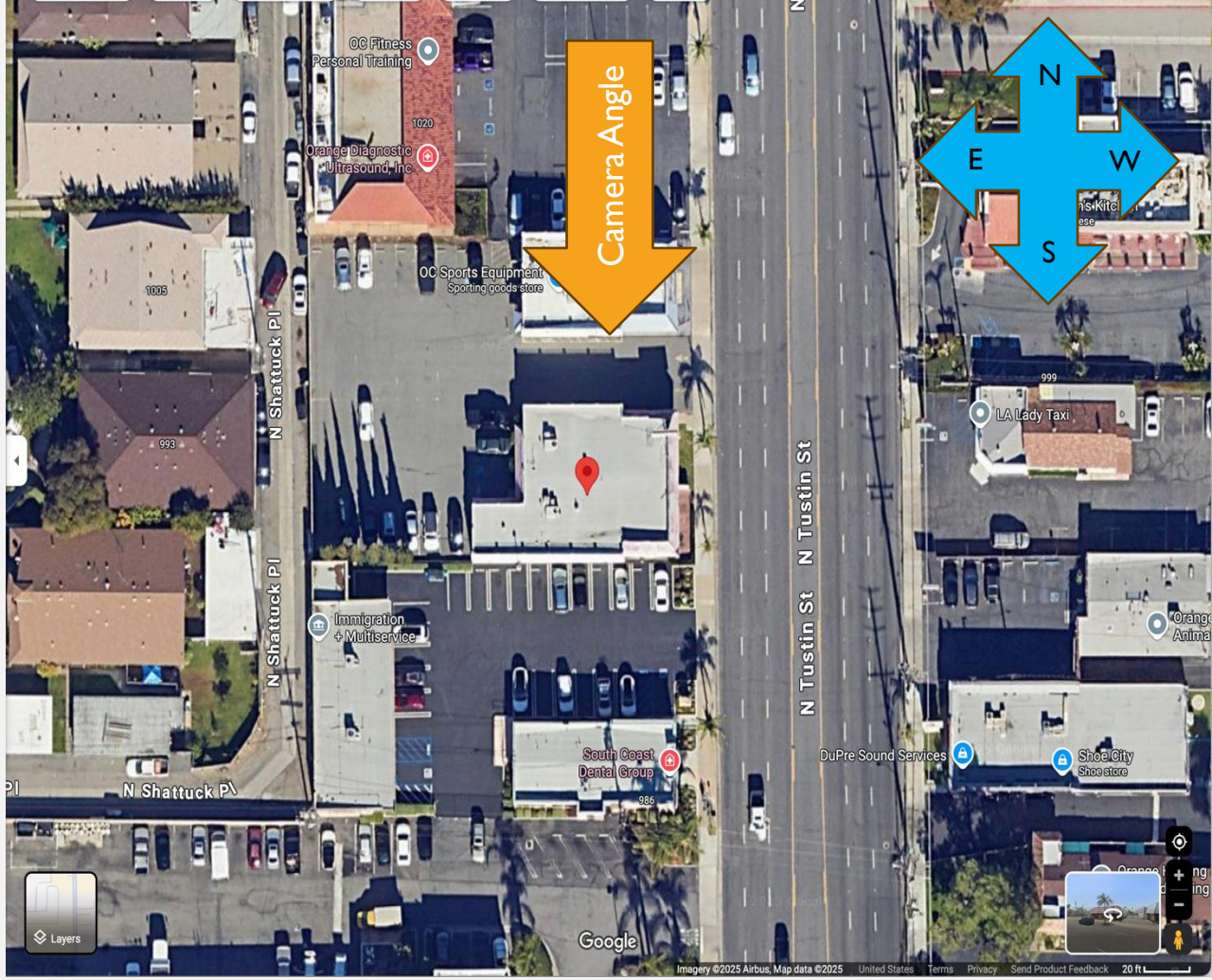
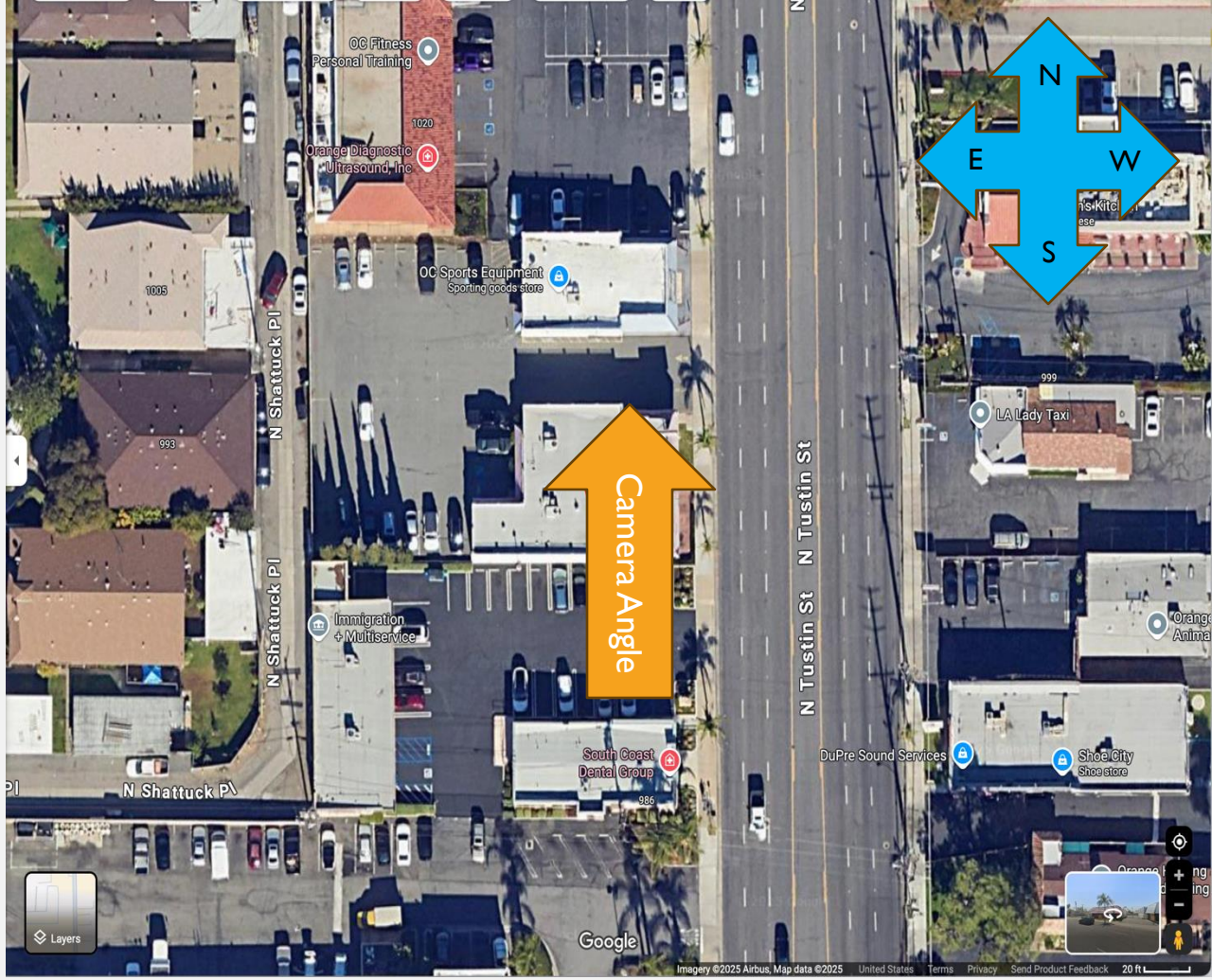


FRONT VIEW OF BUILDING

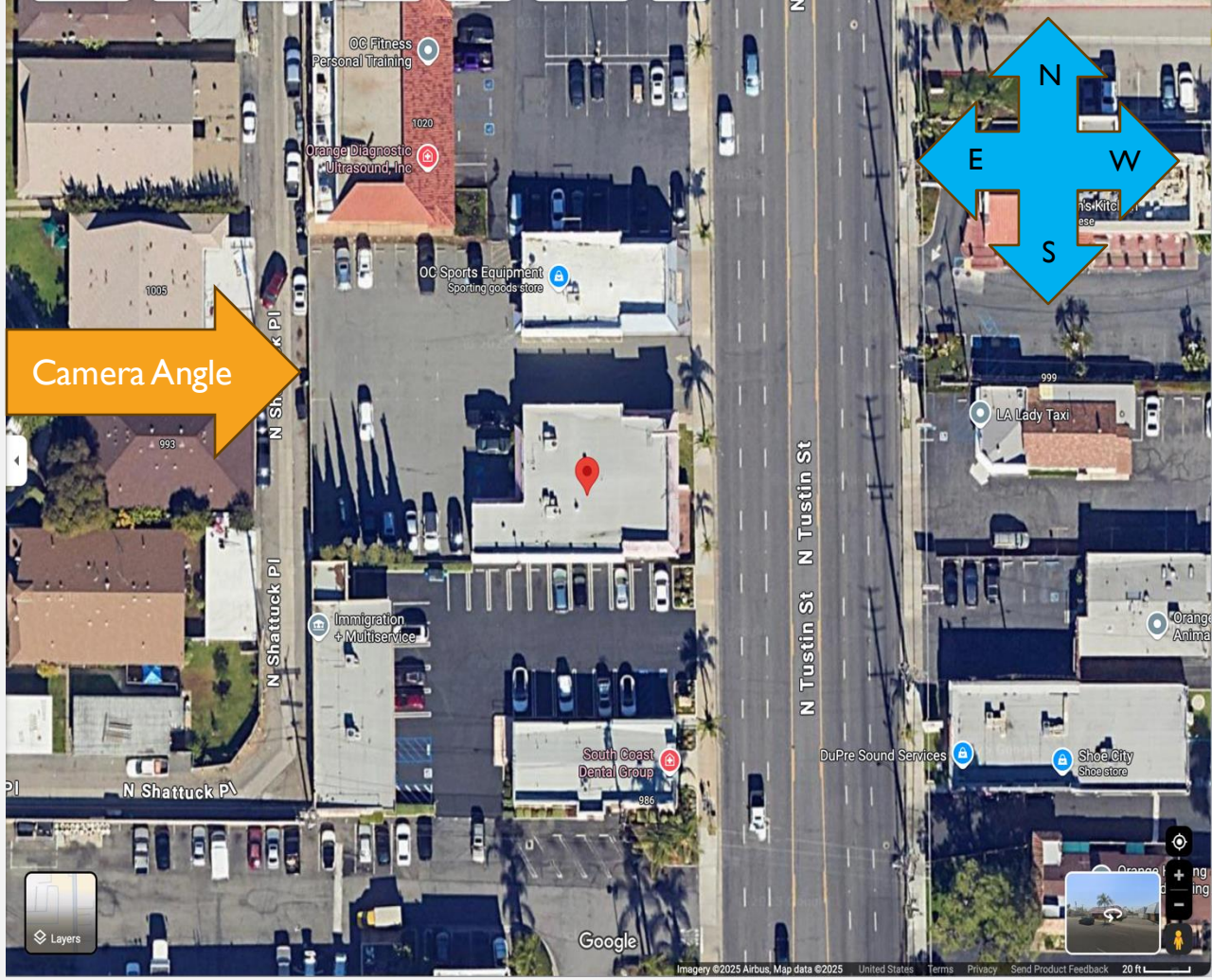
FRONT VIEW OF OTHER BUILDING (ON PROPERTY)



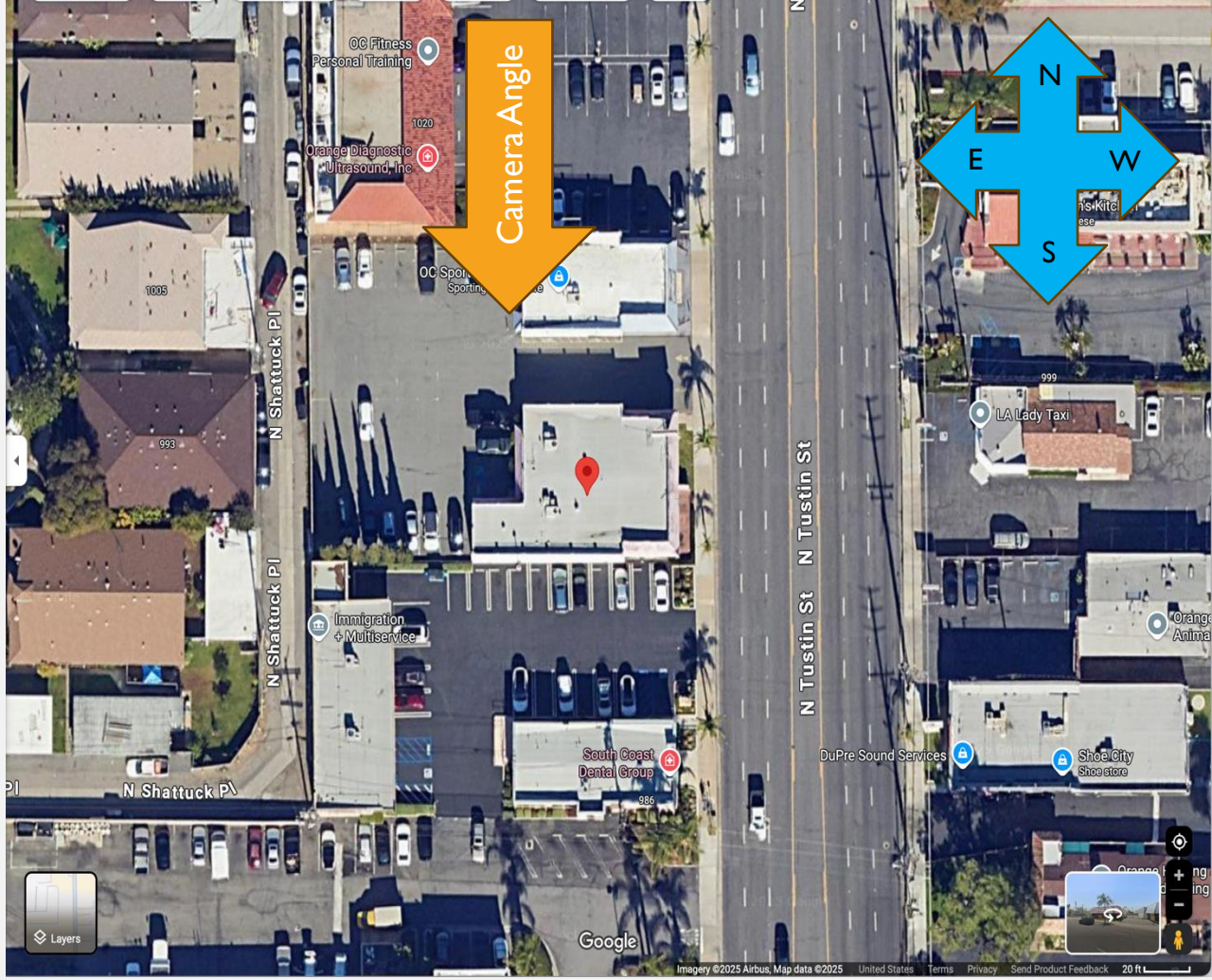
SIDE VIEW OF BUILDING–FRONT/MIDDLE FACING SOUTH



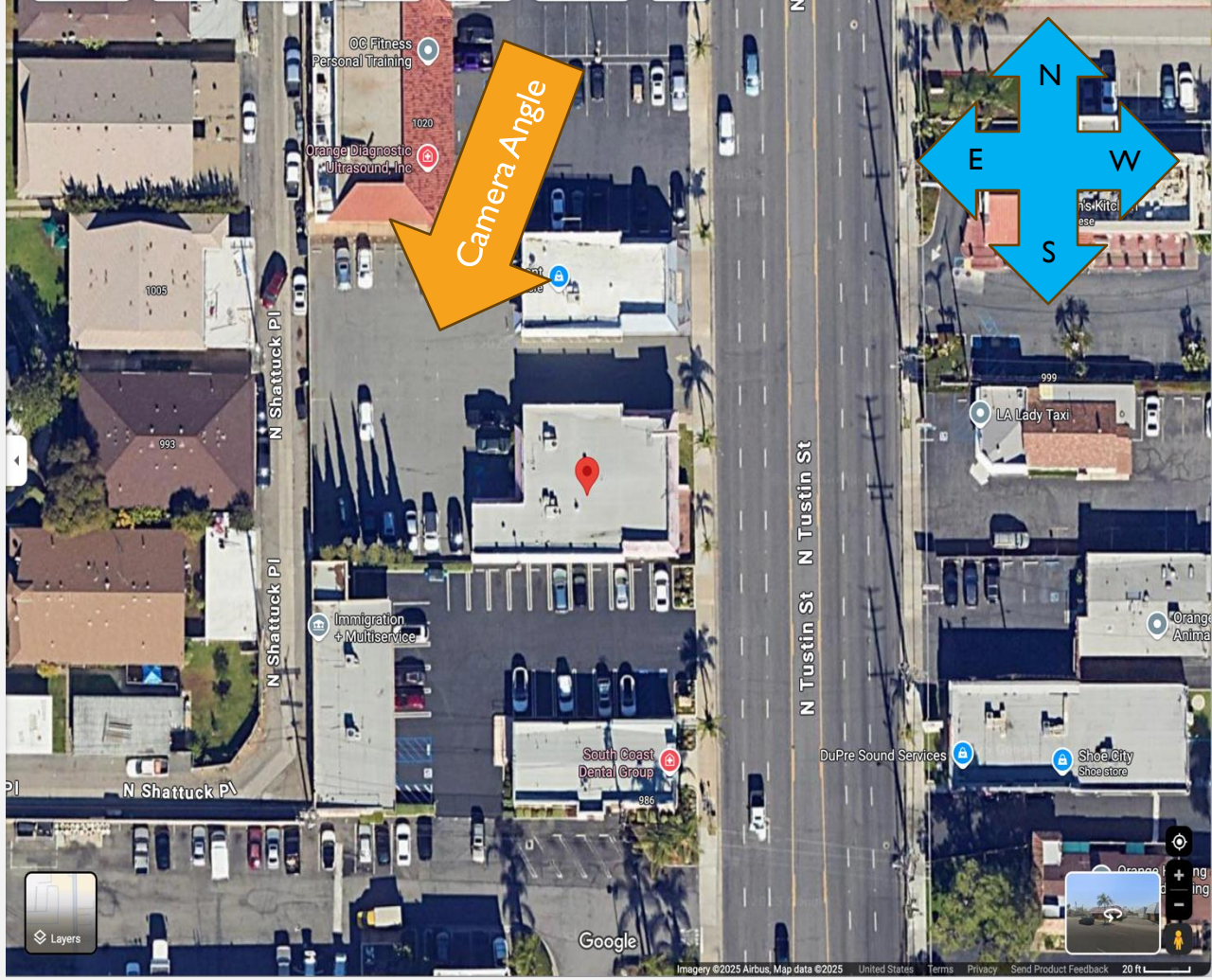
SIDE VIEW OF OTHER BLDG–FRONT/MIDDLE FACING NORTH



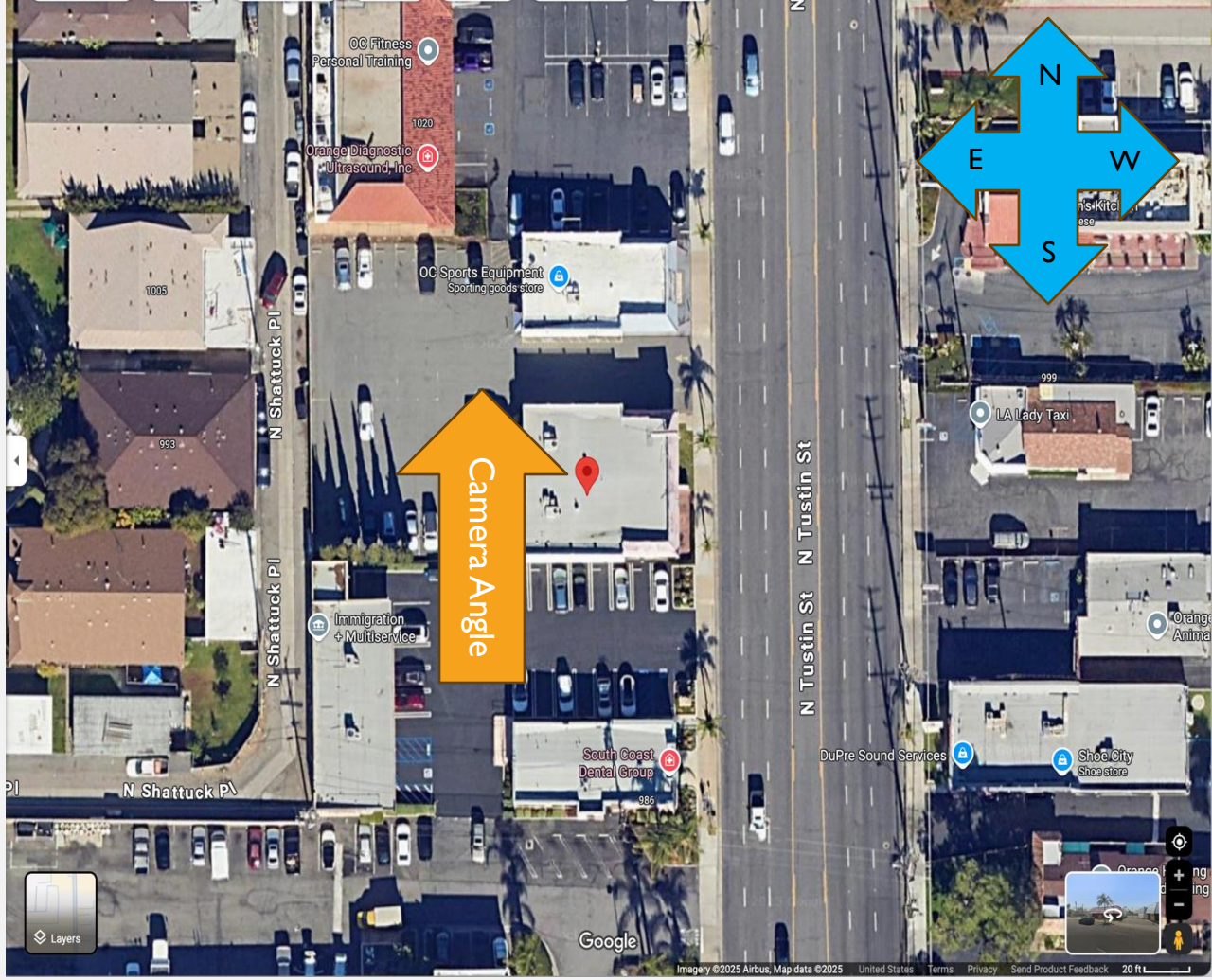
PARKING LOT VIEW – FACING WEST BOTH BUILDINGS



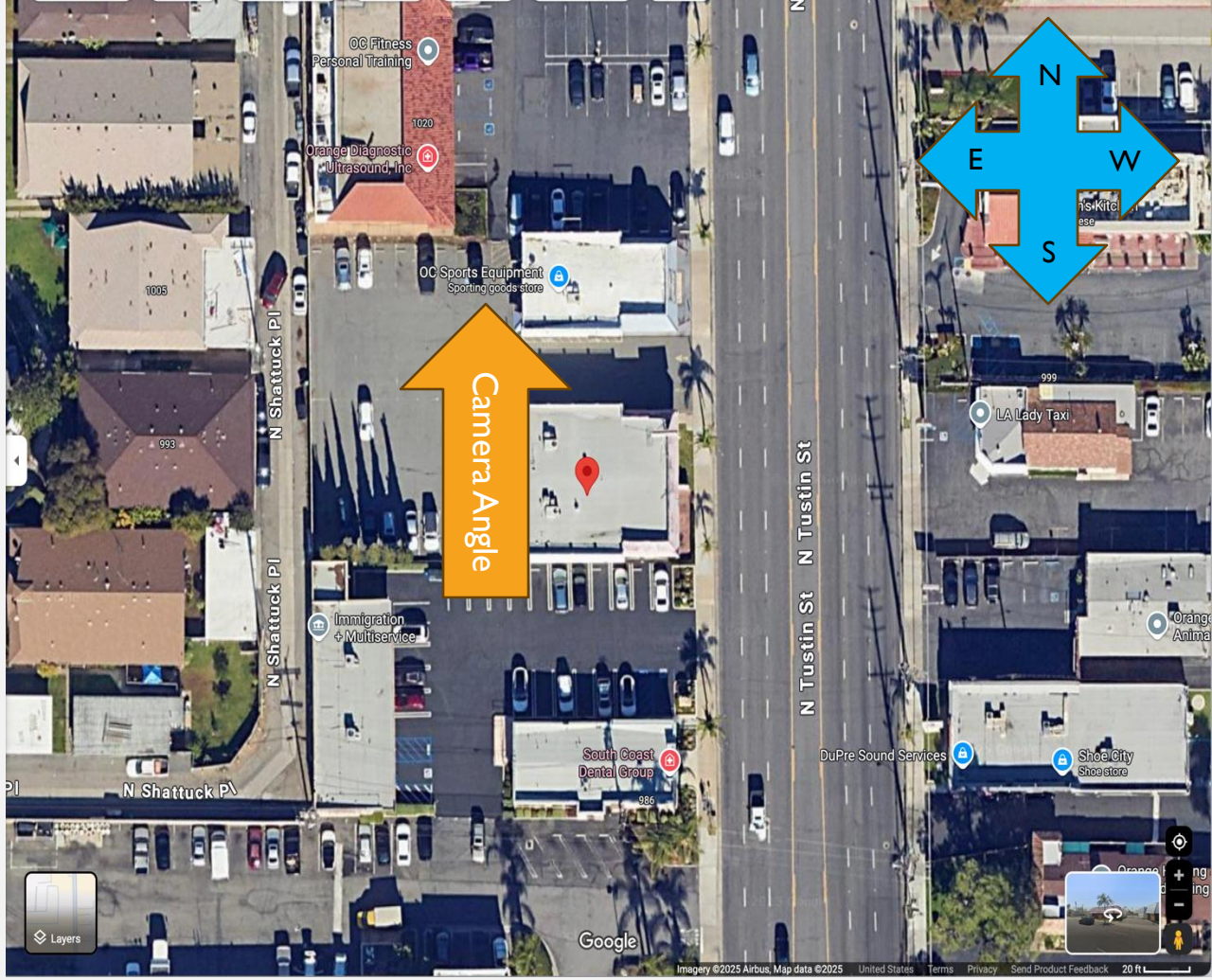
SIDE VIEW OF BUILDING – MIDDLE FACING SOUTH



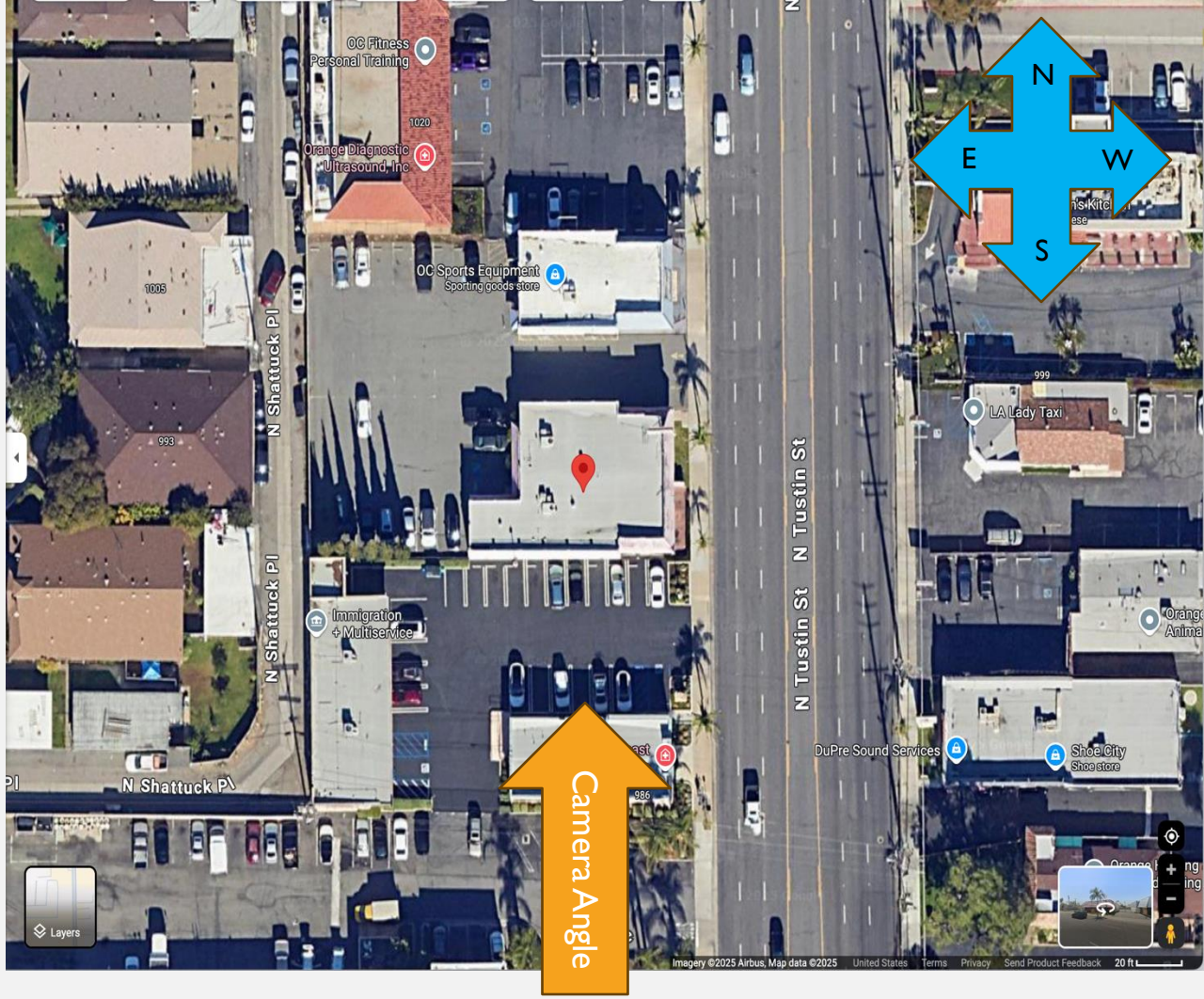
ANGLED SIDE VIEW OF BUILDING/LOT FACING SOUTH EAST



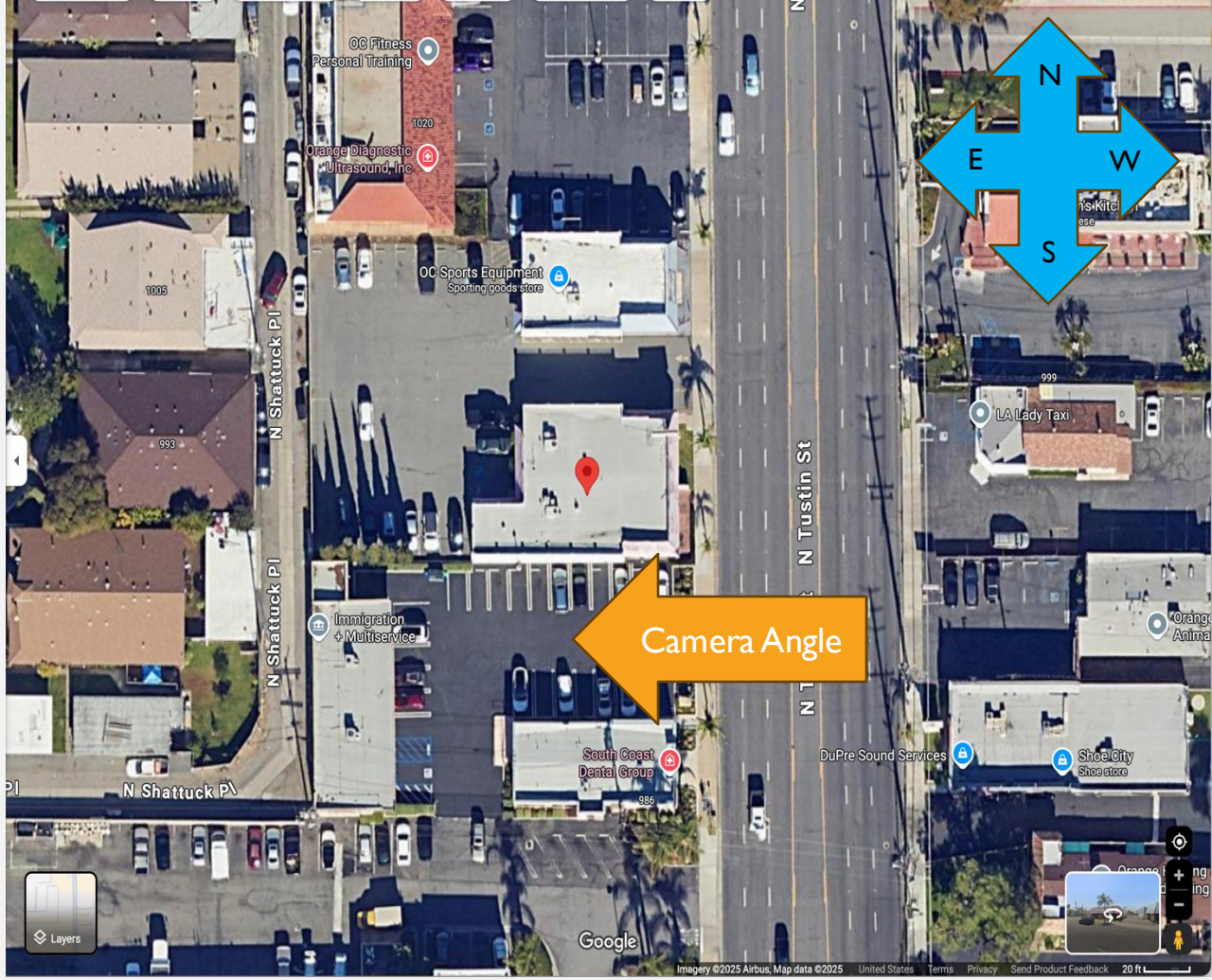
SIDE VIEW OF OTHER BUILDING/LOT FACING NORTH



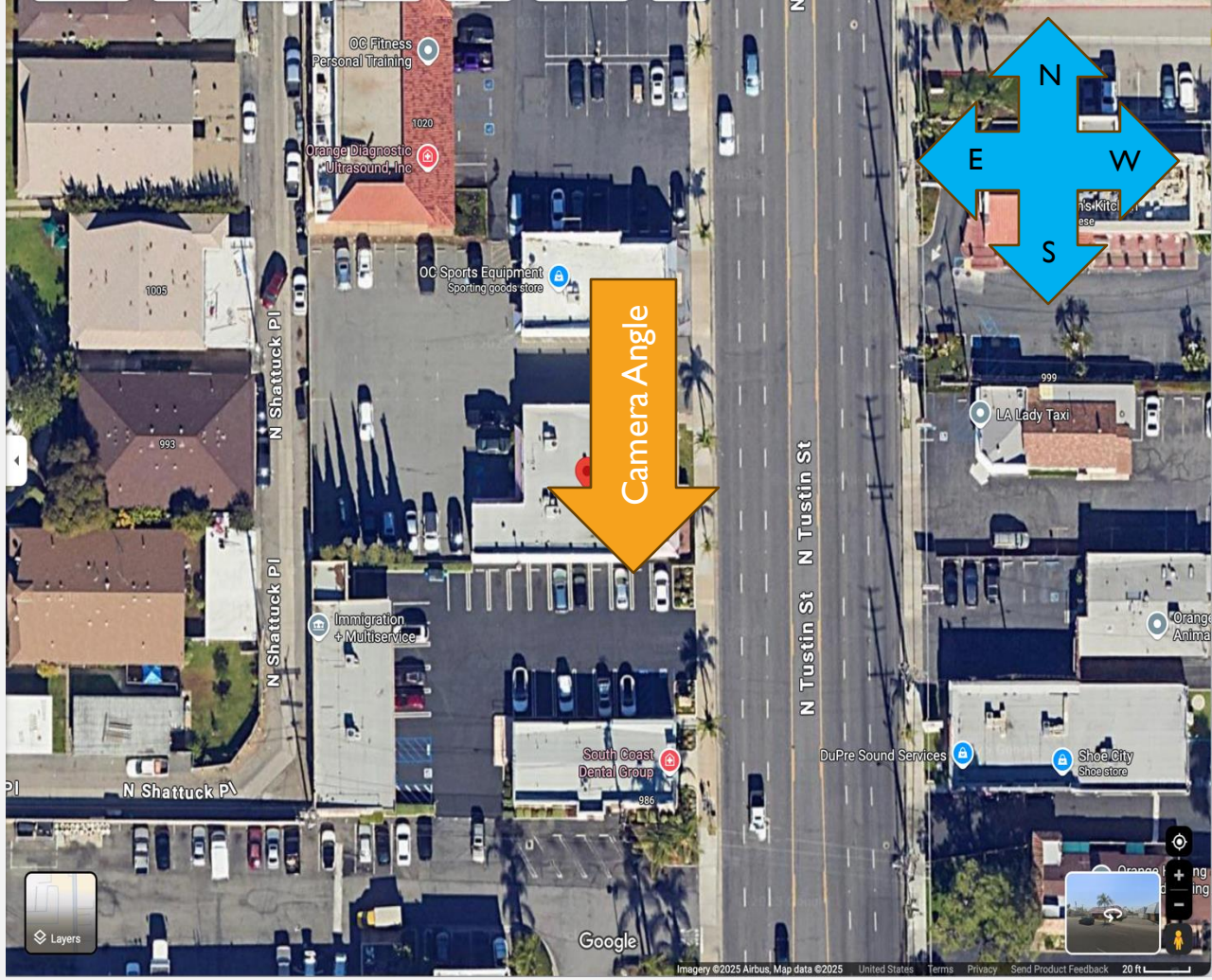
SIDE VIEW OF OTHER BUILDING/LOT FACING NORTH – ZOOM IN



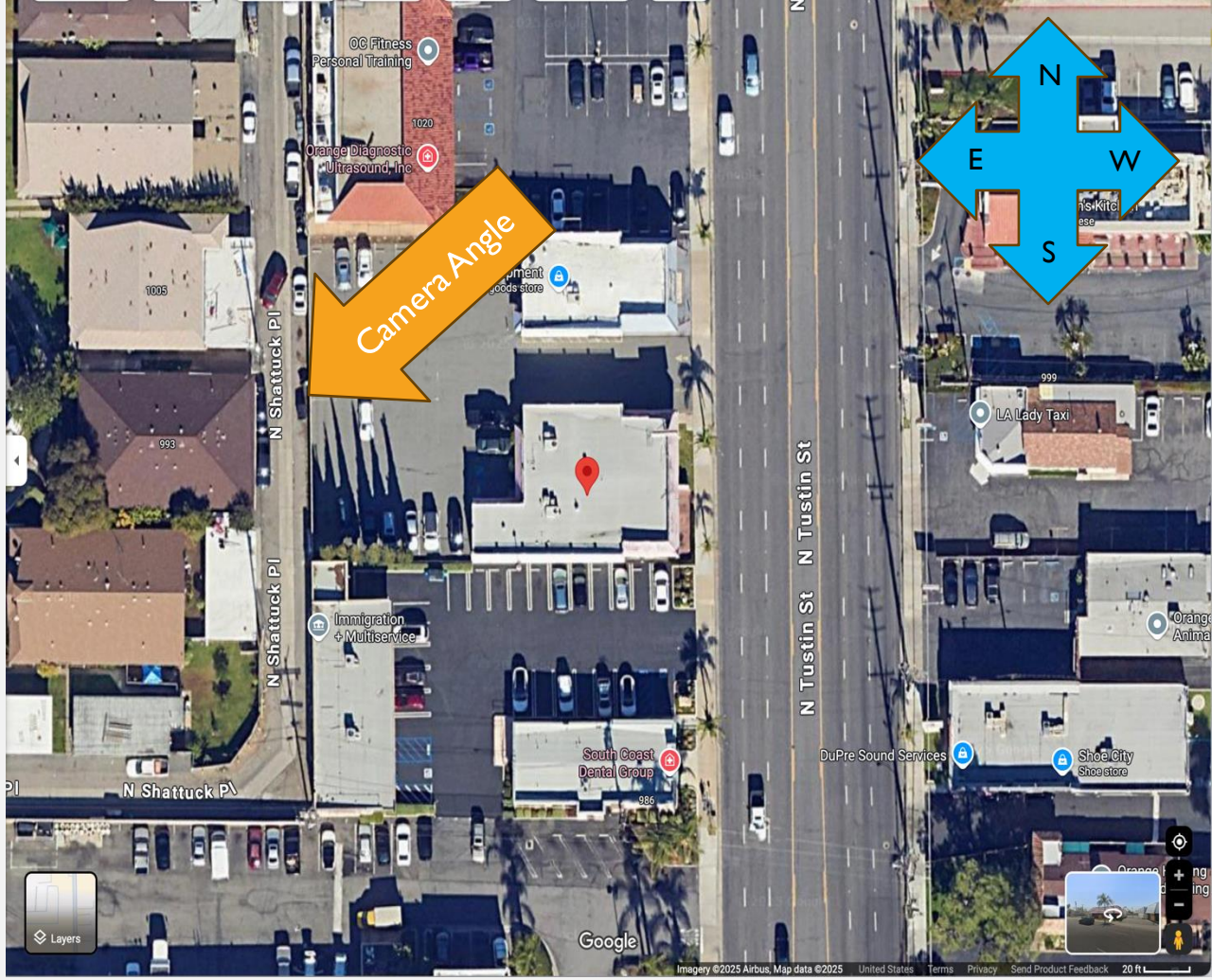
SIDE VIEW OF BLDG FROM NEXT LOT FACING NORTH



SIDE VIEW OF BLDG FROM NEXT LOT FACING EAST

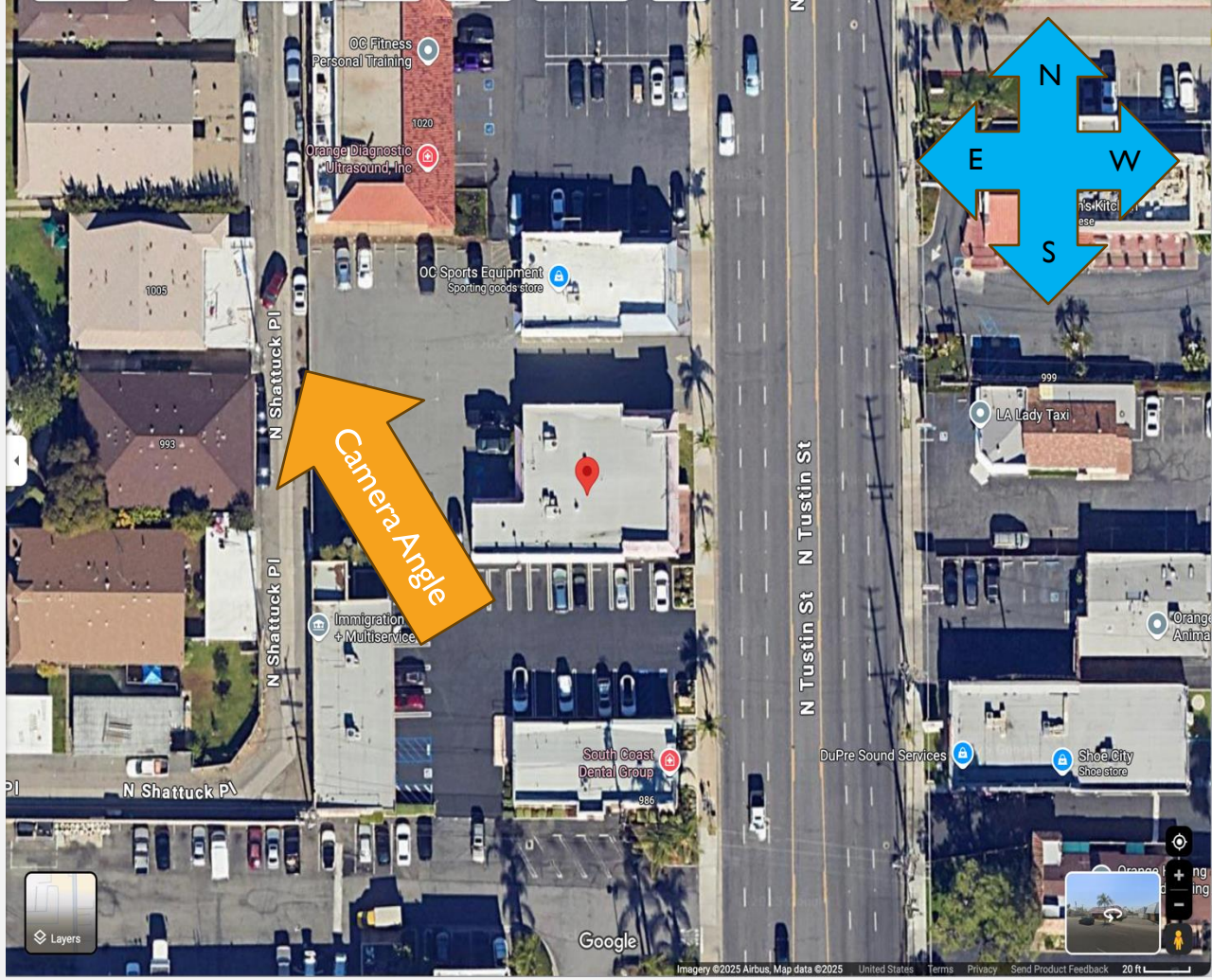


SIDE VIEW OF NEXT LOT - SOUTH OF BLDG FACING SOUTH

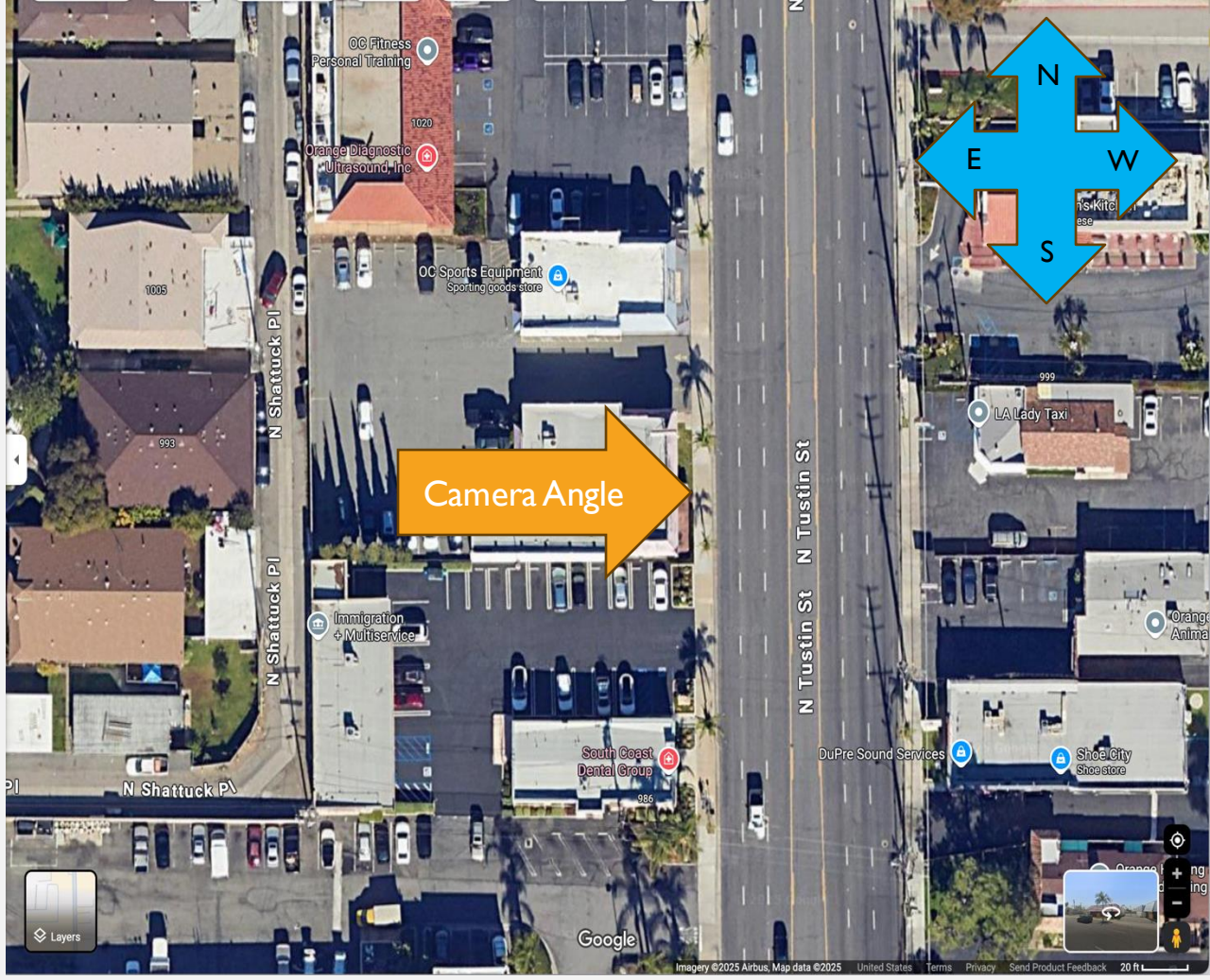


ANGLED VIEW OF BACK ALLEY FACING SOUTHEAST

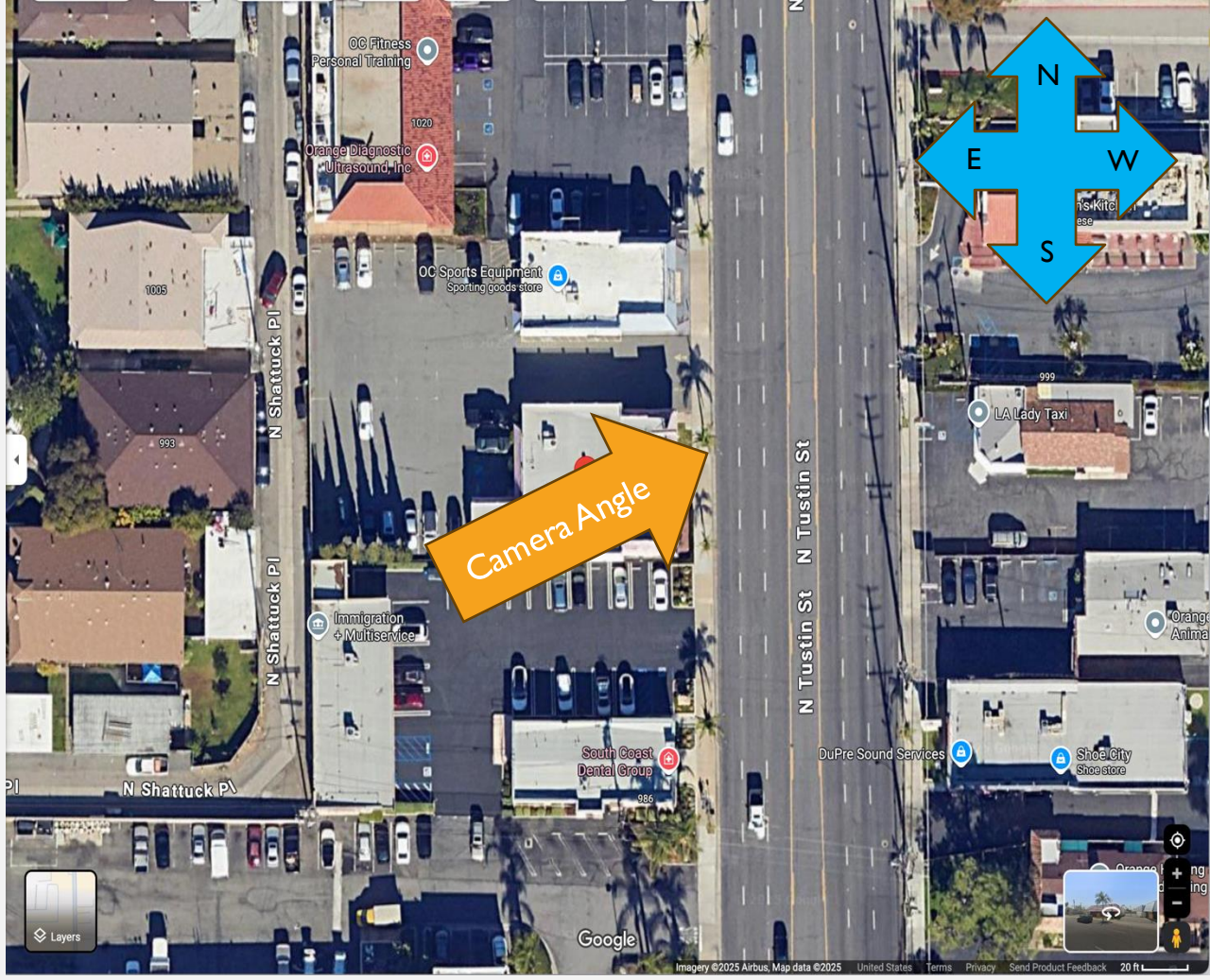
VIEW OF BACK ALLEY FACING EAST



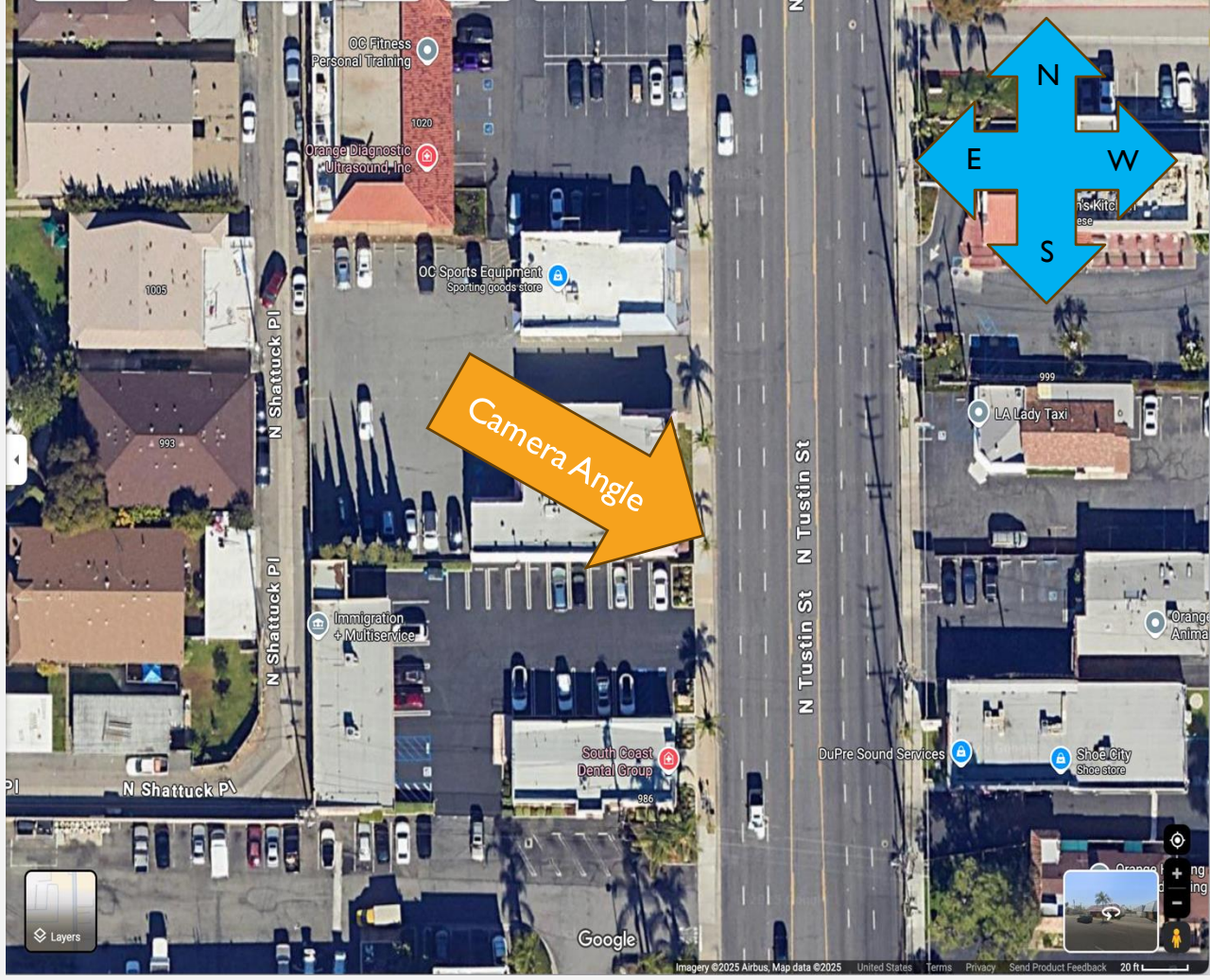
ANGLED VIEW OF BACK ALLEY FACING NORTHEAST



VIEW OF ACROSS THE STREET FACING WEST



VIEW OF ACROSS THE STREET FACING NORTHWEST



VIEW OF ACROSS THE STREET FACING SOUTHWEST

BITA VETERINARY CORP

1012 N Tustin Street

Orange, CA 92867

626-233-9441

docto.dvm@gmail.com

17 April, 2025

Subject: Application for Conditional Use Permit (CUP) – Adjustment to Required Off-Street Parking Rate

Dear Planning Department,

We are writing to formally submit our application for a Conditional Use Permit (CUP) to request an adjustment to the required off-street parking rate for our property located at 1012 N. Tustin Street, Orange, CA 92867.

This request is part of our effort to bring a much-needed veterinary urgent care hospital to the community. Our goal is to provide timely, accessible care for pets and their families, and we are eager to move forward with construction and operations as soon as possible. We believe this facility will fill a critical gap in local veterinary services, particularly for after-hours and emergency needs.

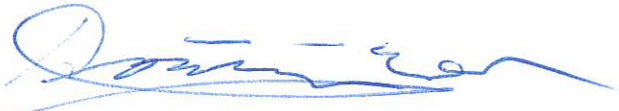
We respectfully ask for your support and timely consideration of our CUP application. Given the nature of our use and anticipated traffic patterns, we believe a modified parking requirement is both reasonable and appropriate. We are happy to provide all necessary supporting documentation, including a parking demand analysis and project justification.

We are fully committed to working with City staff throughout this process and hope to move forward swiftly so we can begin serving the community in the near future.

Thank you for your time and consideration.

Sincerely,

Dominic To, DVM



Medical director/CEO, BITA Veterinary Corp

K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

July 22, 2025

BITA Veterinary Corp
Attn: Dominic To
18806 Aldridge Pl
Rowland Height, CA 91748

Re: Parking Analysis for the Proposed BITA Veterinary Care
1012 N. Tustin St, Orange

Dear Dominic,

Per your request, we have conducted a parking study for the proposed Veterinary Care Facility. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

BITA Veterinary Care is a proposed animal hospital seeking city's approval to operate at 1012 N. Tustin Street in the City of Orange. Site Plan is shown in **Exhibit 1**. The site currently consists of two existing buildings, including an existing sporting goods store of 2,173 square feet (OC Sports Equipment) at 1016 N. Tustin Street, and a vacant (former hair salon) building of 3,951 square feet at 1012 N. Tustin Street.

The proposed veterinary facility plans to expand the vacant building by 834 square feet to provide 4,790 square feet of Gross Floor Area (GFA). Upon project completion, the site will provide one (1) loading/turnaround space and 24 parking spaces, including one (1) ADA accessible spaces. The proposed hours of operation for the animal hospital are daily from 9 AM to 8 PM.

PARKING REQUIREMENTS

City of Orange Municipal Code requires that veterinary clinic/hospital to provide five (5) parking spaces per 1,000 square feet of GFA. The proposed facility of 4,790 square feet requires 24 parking spaces, as shown in **Table 1**.

Table 1. Parking Requirements Per M.C. – Proposed Veterinary Hospital

Land Use	Parking Ratio	Gross Floor Area	Parking Requirement
Veterinary clinic/hospital, with or without boarding, including or not including livestock animals	5 spaces per 1,000 sq. ft. GFA	4,790 Sq. Ft.	24 spaces

OPERATIONAL PARKING DEMAND

The proposed veterinary hospital is designed to facilitate one or two licensed veterinarians with four (4) support staff per veterinarian. The facility will accept scheduled appointments as well as walk-ins and urgent cares. Each veterinarian is capable of treating no more than three (3) clients at any time, while excessive client demands will be rescheduled or turned away. Business peak hours are anticipated to be Sundays when many other veterinary hospitals in the area are closed.

The operational parking demand for the proposed veterinary hospital is 14 spaces, including two (2) veterinarians, eight (8) support staff, and six (6) clients, as shown in **Table 3**.

Table 3. Operational Parking Demand - Proposed Veterinary Hospital

Land Use	Quantity	Parking Ratio	Parking Requirement
Veterinarian	2	1 spaces per staff	2 spaces
Support Staff	8	1 spaces per staff	8 spaces
Client	6	1 spaces per client	6 spaces
Total Operational Demand			14 spaces

EXISTING TENANT PARKING

For the existing sporting goods store, nine (9) spaces are required based on the parking ratio of four (4) parking spaces per 1,000 square feet of GFA per Municipal Code, as shown in **Table 2**.

Table 2. Parking Requirements – Existing Sporting Goods Store

Land Use	Parking Ratio	Gross Floor Area	Parking Requirement
General Retail	4 spaces per 1,000 sq. ft. GFA	2,173 Sq. Ft.	9 spaces

The combined parking requirement is 33 spaces, including 24 spaces for the proposed veterinary hospital and 9 spaces for the existing sporting goods store. Based on the parking capacity of 24 spaces, the site has a parking deficit of nine (9) spaces in comparison with city's code requirement.

EMPIRICAL PARKING DEMAND – EXISTING TENANT

According to the store owner of OC Sporting Equipment, the peak customer visit time generally occurs around noon on Saturday and in the afternoon on weekdays. The study conducted field observations for a weekday afternoon on Thursday, April 10, 2025, and around noon on Saturday, April 12, 2025. As shown in **Table 4**, the proposed on-site parking capacity of 24 spaces provides a parking redundancy of 16 spaces for the sporting goods store alone.

Table 4. Empirical Parking Demand – OC Sporting Equipment

Date	Time	Staff Parking	Customer Parking	Actual Parking Demand
Thursday, April 10, 2025	4:00 pm – 5:00 pm	1	4	5 spaces
Saturday, April 12, 2025	11:30 am – 12:30 pm	2	6	8 Spaces
			Peak Parking Demand	8 Spaces
			Parking Capacity	24 Spaces
			Parking Redundancy	+16 Spaces

The empirical parking demands of the sporting goods store are generally consistent with or slightly below the parking requirement set forth by the Municipal Code of the City of Orange.

EMPIRICAL PARKING DEMAND – EXISTING & PROPOSED TENANTS

With consideration of actual operations for both businesses, the peak empirical parking demand is 22 spaces combined. As the site provides a parking capacity of 24 spaces, the site is expected to have an empirical parking redundancy by two (2) spaces, as shown in **Table 5**.

Table 5. Empirical Parking Demand

Land Use	Empirical Parking Demand Per Actual Operations
OC Sports Equipment	8 Spaces
Veterinary Hospital	14 Spaces
Total	22 Spaces
Parking Capacity	24 Spaces
Parking Redundancy	**+ 2 Spaces**

SUMMARY

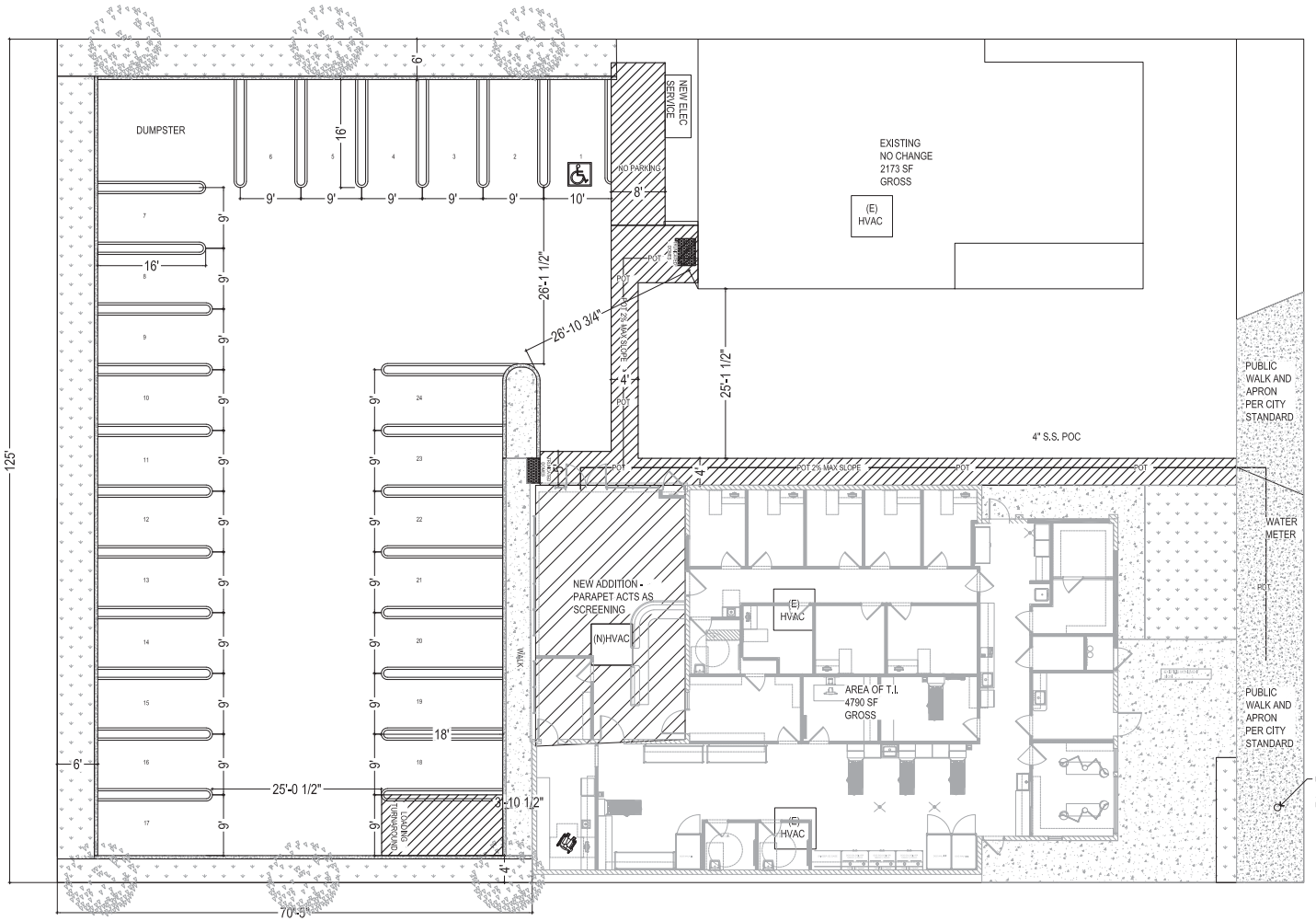
With the empirical parking redundancy of two (2) spaces, parking demands for the existing tenant and proposed operations of the subject veterinary hospital are expected to be adequately accommodated by on-site parking and no overflow to public roadways is anticipated.

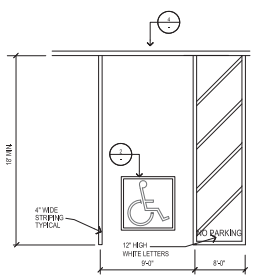
However, it is noted that, due to convenience and easy access, a number of customers may choose to park at the north side of the building, which belongs to the adjacent retail plaza. It is advised that on-site parking information be clearly posted at the subject building to inform customer of its parking availability in rear, and therefore reduce unauthorized parking in adjacent properties.

Regards,

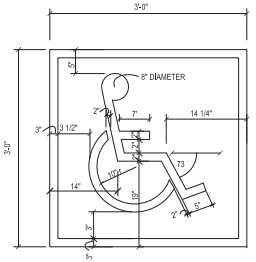
K2 Traffic Engineering, Inc.

Jende Kay Hsu, P.E., T.E.
California Licensed TR2285

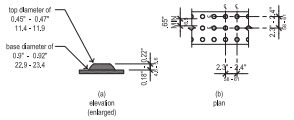




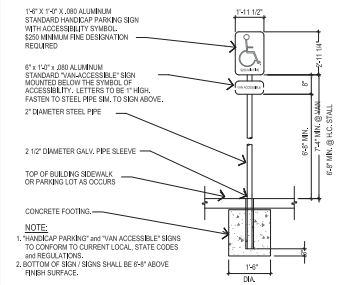
ACCESSIBLE PARKING SPACE N.T.S. 1



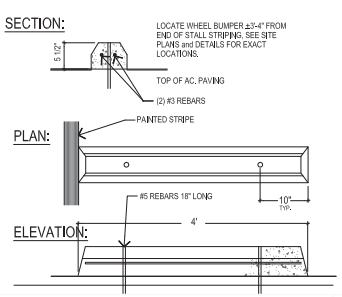
ACCESSIBLE SYMBOL AT STALL N.T.S. 2



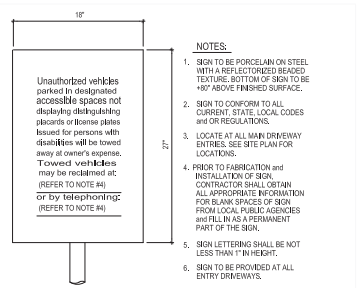
TRUNCATED DOMES N.T.S. 3



ACCESSIBLE PARKING SIGN N.T.S. 4



PARKING BLOCK N.T.S. 5



LOT SIGN N.T.S. 6

EXHIBIT 1. SITE PLAN

ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92609
LIC. B - 669244
562-989-3350

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DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY

SHEET
SP

Agenda Item

Planning Commission

Item #: 4.2. 1/22/2026 **File #:** 26-0009

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Car-nnoisseur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).

2. SUMMARY

The applicant is requesting to serve beer and wine with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) in conjunction with the service of food within a proposed restaurant, Car-nnoisseur Café.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. PC 02-26 approving ENT No. 25-0048, allowing the sale of beer and wine for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) within a proposed restaurant located at 426 W. Almond Avenue, Suite C.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Arturo Zelaya representing Car-nnoisseur (
Property Owner	Al Ricci (Orange Packing House, LLC)
Property Location	426 W. Almond Avenue., Suite C
Existing General Plan Land Use Element Designation	Old Towne Mixed Use 15, 0.5 - 1.0 FAR (C
Existing Zoning Classification	Old Towne Mixed Use-15 (OTMU-15)

Old Towne	Yes
Specific Plan/PC	Santa Fe Depot Specific Plan
Site Size	Parcel: 86,115 sq ft Tenant Space: 9,520 s
Circulation	Access to the property is from W. Almond A the north side of the property and from W. Avenuenue on the south side of the proper
Existing Conditions	The site is the location of a historic packing W. Almond Avenue. and W. Palmyra Aven tenant space to the north of the proposed r currently occupied by Friends Church Oran the building is used for storage purposes.
Surrounding Land Uses and Zoning	**North:** Old Towne Mixed Use-15 (OTMU-1 Almond Avenue. with a historic industrial b building which is currently vacant, but prop future home of the Friends Church Orange
	South: Multiple-Family Residential (R-3) a Avenue. with Multi-Family Residences.
	East: Duplex Residential (R2-6) across the with duplexes.
	West: Single-Family Residential (R1-6) wit residences & Old Towne Mixed Use-15 (O industrial work spaces.
Previous Applications/Entitlements	None.

5. PROJECT DESCRIPTION

The applicant proposes a 9,520 sq ft restaurant, Car-nnoisseur Café, with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place). The restaurant includes a total of 155 indoor seats (Attachment 3). Much of the interior space is occupied by three cars that are on display platforms for decoration as well as two areas with couches and chairs for passive dining. The doors along the west elevation are to be sealed shut and eventually replaced with windows, and the doors at the east elevation will be the main entrance to the restaurant. No outdoor seating is proposed. The applicant's letter of explanation is included with the following proposed hours of operation (Attachment 4):

Proposed Operating Hours	
Daily	7:00 a.m. - 10:00 p.m.

6. PROJECT ANALYSIS

Adaptive Re-use of the Structure:

The adaptive re-use of the vacant tenant space of a historic packing house to a restaurant use is logical and appropriate given the site's location in the Old Towne Historic District and the Santa Fe Depot Specific Plan. Reusing the structure allows for new uses, such as a restaurant, bakery, and

café, within a non-traditional space and is consistent with the goals and policies of the Specific Plan, which emphasize the preservation and rehabilitation of historic industrial properties for continued use. The project retains and preserves key historic features, including large open interior spaces with wood truss ceilings supported by steel beams, a sawtooth roof with multi-paned windows, wood floors, and brick masonry walls.

The adaptive re-use of the structure creates operating conditions that are outside the scope of traditional restaurant spaces, such as oversized floor layouts, lounge areas, cars on display for decoration, and a mix of fast-casual and full-service restaurant operations. As such, a CUP is warranted for the consideration of the proposed alcohol sales in relation to nearby sensitive receptors, existing alcohol licenses, and crime statistics to provide more tailored conditions of approval and greater enforcement should operations change outside of what is approved.

Sensitive Receptors:
For the findings, the Planning Commission shall consider whether the proposed use will:

1. Adversely affect the welfare of the surrounding community.
2. Result in an undue concentration of premises for the sale of alcoholic beverages.
3. Detrimentally affect nearby residentially zoned districts after giving consideration to the proposed hours of operation.
4. Detrimentally affect the proximity to the following:
   A. Residential buildings.
   B. Churches, schools, hospitals, public playgrounds, and other similar uses.
   C. Other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

There are no other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences, and a church (see Attachment 5). Below is a list of sensitive receptors identified within the vicinity of the subject property as outlined by Orange Municipal Code Section 17.30.040:

Sensitive Receptors

Establishment Name	Address	Distance to Project Site
Single-Family Dwellings	W. Marietta Pl. & S. Cypress St.	50 - 600 feet
Multi-Family Dwellings	S. Foley Pl.	50 - 600 feet
Friends Church Orange	426 W. Almond Avenue., Suite A & B	0 feet

While there are sensitive land uses in the vicinity of the site, approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to impact the sensitive receptors identified above given that all the seats are indoors, and no outdoor seating is proposed.

Census Tract Concentration:
The business is located within Census Tract 759.02. This Census Tract is considered overconcentrated with On-Sale Licenses.

Alcohol Licenses in Census Tract 760.01

License Type	Allowed	Existing
On-Sale Licenses	8	28
Off-Sale Licenses	3	3

Crime Statistics for Reporting District 22e:
Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the Avenuerage of reported crimes citywide. The table below shows the OPD crime statistics for RD-22e compared to the citywide Avenuerage.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Avenuerage Crimes and Arrests	Percent Difference
61	121	87	39%

The sale of alcohol at a restaurant in this location is not expected to contribute to crime in the area or create an undue burden on public safety resources with the recommended conditions of approval. Staff does not anticipate that the use will create a negative impact on neighboring land uses, because the restaurant, as conditioned, is compatible with the mix of uses within the surrounding area, has defined hours, and will be adequately staffed, and operated as a restaurant use.

Project Conditions
The applicant's request for a Type 41 ABC License provides the City with an opportunity to impose standards and conditions of approval for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 12).
- Alcoholic beverages are only to be served in conjunction with food (Condition No. 17).
- Food service must be made available until closing time on each day of operation (Condition No. 18).
- Live entertainment on the premises is prohibited (Condition No. 30)

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 authorize the Planning Commission to review and take action on a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 02-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Business Narrative Letter
- Attachment 5 Planning Commission Evaluation Map
- Attachment 6 Security Plan
- Attachment 7 Proposed Menu for Car-nnoisseur Restaurant

Agenda Item

Planning Commission

Item #: 4.2. 1/22/2026 **File #:** 26-0009

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Car-nnoisseur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).

2. SUMMARY

The applicant is requesting to serve beer and wine with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) in conjunction with the service of food within a proposed restaurant, Car-nnoisseur Café.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. PC 02-26 approving ENT No. 25-0048, allowing the sale of beer and wine for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) within a proposed restaurant located at 426 W. Almond Avenue, Suite C.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Arturo Zelaya representing Car-nnoisseur (
Property Owner	Al Ricci (Orange Packing House, LLC)
Property Location	426 W. Almond Avenue., Suite C
Existing General Plan Land Use Element Designation	Old Towne Mixed Use 15, 0.5 - 1.0 FAR (C
Existing Zoning Classification	Old Towne Mixed Use-15 (OTMU-15)

Old Towne	Yes
Specific Plan/PC	Santa Fe Depot Specific Plan
Site Size	Parcel: 86,115 sq ft Tenant Space: 9,520 s
Circulation	Access to the property is from W. Almond A the north side of the property and from W. Avenuenue on the south side of the proper
Existing Conditions	The site is the location of a historic packing W. Almond Avenue. and W. Palmyra Aven tenant space to the north of the proposed r currently occupied by Friends Church Oran the building is used for storage purposes.
Surrounding Land Uses and Zoning	**North:** Old Towne Mixed Use-15 (OTMU-1 Almond Avenue. with a historic industrial b building which is currently vacant, but prop future home of the Friends Church Orange
	South: Multiple-Family Residential (R-3) a Avenue. with Multi-Family Residences.
	East: Duplex Residential (R2-6) across the with duplexes.
	West: Single-Family Residential (R1-6) wit residences & Old Towne Mixed Use-15 (O industrial work spaces.
Previous Applications/Entitlements	None.

5. PROJECT DESCRIPTION

The applicant proposes a 9,520 sq ft restaurant, Car-nnoisseur Café, with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place). The restaurant includes a total of 155 indoor seats (Attachment 3). Much of the interior space is occupied by three cars that are on display platforms for decoration as well as two areas with couches and chairs for passive dining. The doors along the west elevation are to be sealed shut and eventually replaced with windows, and the doors at the east elevation will be the main entrance to the restaurant. No outdoor seating is proposed. The applicant's letter of explanation is included with the following proposed hours of operation (Attachment 4):

Proposed Operating Hours	
Daily	7:00 a.m. - 10:00 p.m.

6. PROJECT ANALYSIS

Adaptive Re-use of the Structure:

The adaptive re-use of the vacant tenant space of a historic packing house to a restaurant use is logical and appropriate given the site's location in the Old Towne Historic District and the Santa Fe Depot Specific Plan. Reusing the structure allows for new uses, such as a restaurant, bakery, and

café, within a non-traditional space and is consistent with the goals and policies of the Specific Plan, which emphasize the preservation and rehabilitation of historic industrial properties for continued use. The project retains and preserves key historic features, including large open interior spaces with wood truss ceilings supported by steel beams, a sawtooth roof with multi-paned windows, wood floors, and brick masonry walls.

The adaptive re-use of the structure creates operating conditions that are outside the scope of traditional restaurant spaces, such as oversized floor layouts, lounge areas, cars on display for decoration, and a mix of fast-casual and full-service restaurant operations. As such, a CUP is warranted for the consideration of the proposed alcohol sales in relation to nearby sensitive receptors, existing alcohol licenses, and crime statistics to provide more tailored conditions of approval and greater enforcement should operations change outside of what is approved.

Sensitive Receptors:
For the findings, the Planning Commission shall consider whether the proposed use will:

1. Adversely affect the welfare of the surrounding community.
2. Result in an undue concentration of premises for the sale of alcoholic beverages.
3. Detrimentally affect nearby residentially zoned districts after giving consideration to the proposed hours of operation.
4. Detrimentally affect the proximity to the following:
   A. Residential buildings.
   B. Churches, schools, hospitals, public playgrounds, and other similar uses.
   C. Other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

There are no other establishments selling alcoholic beverages within the vicinity (600-foot radius) of the subject property. Other sensitive receptors within the vicinity include single-family and multi-family residences, and a church (see Attachment 5). Below is a list of sensitive receptors identified within the vicinity of the subject property as outlined by Orange Municipal Code Section 17.30.040:

Sensitive Receptors

Establishment Name	Address	Distance to Project Site
Single-Family Dwellings	W. Marietta Pl. & S. Cypress St.	50 - 600 feet
Multi-Family Dwellings	S. Foley Pl.	50 - 600 feet
Friends Church Orange	426 W. Almond Avenue., Suite A & B	0 feet

While there are sensitive land uses in the vicinity of the site, approval of the CUP for alcohol sales, with the proposed conditions of approval, is unlikely to impact the sensitive receptors identified above given that all the seats are indoors, and no outdoor seating is proposed.

Census Tract Concentration:
The business is located within Census Tract 759.02. This Census Tract is considered overconcentrated with On-Sale Licenses.

Alcohol Licenses in Census Tract 760.01

License Type	Allowed	Existing
On-Sale Licenses	8	28
Off-Sale Licenses	3	3

Crime Statistics for Reporting District 22e:
Orange Police Department (OPD) crime statistics show the subject site is located within a high crime area, because reported crimes are more than 20% above the Avenuerage of reported crimes citywide. The table below shows the OPD crime statistics for RD-22e compared to the citywide Avenuerage.

Crime Statistics

Reporting District	Reported Crimes and Arrests	Citywide Avenuerage Crimes and Arrests	Percent Difference
61	121	87	39%

The sale of alcohol at a restaurant in this location is not expected to contribute to crime in the area or create an undue burden on public safety resources with the recommended conditions of approval. Staff does not anticipate that the use will create a negative impact on neighboring land uses, because the restaurant, as conditioned, is compatible with the mix of uses within the surrounding area, has defined hours, and will be adequately staffed, and operated as a restaurant use.

Project Conditions
The applicant's request for a Type 41 ABC License provides the City with an opportunity to impose standards and conditions of approval for restaurants serving alcoholic beverages in conjunction with food to protect the health, safety, and general welfare of the nearby neighborhood and overall community which include, but are not limited to:

- A one-year review of the subject site and operations to identify uniquely adverse issues such as curfew, loitering, vandalism, criminal activity, noise, or nuisance (Condition No. 6).
- Gross sales of alcohol shall not exceed non-alcohol sales (Condition No. 7).
- Alcohol shall only be consumed within the defined dining areas (Condition No. 12).
- Alcoholic beverages are only to be served in conjunction with food (Condition No. 17).
- Food service must be made available until closing time on each day of operation (Condition No. 18).
- Live entertainment on the premises is prohibited (Condition No. 30)

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 authorize the Planning Commission to review and take action on a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

10. ADVISORY BOARD ACTION

None required.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 02-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Business Narrative Letter
- Attachment 5 Planning Commission Evaluation Map
- Attachment 6 Security Plan
- Attachment 7 Proposed Menu for Car-nnoisseur Restaurant

RESOLUTION NO. PC 02-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING ENT NO. 25-0048, ALLOWING THE SALE OF BEER AND WINE FOR ONSITE CONSUMPTION IN CONJUNCTION WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE 41 LICENSE (ON-SALE BEER AND WINE – EATING PLACE) WITHIN A PROPOSED RESTAURANT LOCATED AT 426 W. ALMOND AVENUE, SUITE C

APPLICANT: ARTURO ZELAYA (CAR-NNOISSEUR CAFÉ INC.)

WHEREAS, the Planning Commission has authority pursuant to Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C and 17.30.030 to take action on ENT No. 25-0048, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place) at a proposed restaurant located at 426 W. Almond Avenue., Suite C (Project); and

WHEREAS, the application for ENT No. 25-0048 was filed by the applicant in accordance with the provisions of the OMC; and

WHEREAS, ENT No. 25-0048 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), because the project consists of licensing the sale of alcoholic beverages at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on January 22, 2026, at which time interested persons had an opportunity to testify either in support of, or opposition to, the project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Orange hereby approves ENT No. 25-0048 allowing the sale of beer and wine for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine – Eating Place) within a proposed restaurant located at 426 W. Almond Avenue, Suite C, based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

1. *The project must be consistent with the goals and policies stated within the City' General Plan.*

   The Project is consistent with the goals and policies stated in the City's General Plan Land Use and Economic Development Elements in that the sale and service of beer and wine for on-site consumption in a restaurant promotes commercial enterprise, supports a revenue-generating business, and encourages a successful commercial district. Permitting the restaurant the sale and service of beer and wine in conjunction with meals allows the establishment to be competitive with other restaurants in the area that are already permitted to sell alcoholic beverages. Authorizing the sale and service of beer and wine for the restaurant may help to retain the restaurant, thereby maintaining economic activity and demonstrating economic vitality in the area.

Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

   The granting of this Conditional Use Permit is based upon sound principles of land use and is in direct response to services required by the community. The proposed sale of beer and wine is accessory to, and will occur only in conjunction with, the operation of a bona fide restaurant with a full food menu, providing a service that is commonly expected by the public in association with restaurant dining. The use is appropriately located within the Old Towne Mixed Use zoning district, which encourages pedestrian-oriented commercial activity serving both residents and visitors, and is compatible with the surrounding commercial context. Careful consideration has been given to potential effects on adjacent properties, sensitive uses, alcohol license concentration, and crime conditions within the Reporting District. Conditions of approval hAvenue been applied to ensure responsible operation, minimize potential negative impacts, and prevent nuisance or undue burden on public safety services. As conditioned, the proposed use is consistent with the intent of the zoning district and will not be detrimental to the community.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

   The request to serve beer and wine in conjunction with a bona fide restaurant is not anticipated to adversely affect surrounding land uses or create special problems for the area. The site is located within the Old Towne Mixed Use zoning district, which is intended to function as a pedestrian-oriented commercial and mixed-use center where restaurant uses with accessory alcohol service are appropriate and expected. While sensitive land uses exist within proximity to the site, they do not hAvenue direct access to the subject property, and alcohol service will remain clearly secondary to the primary restaurant use. Project design features, operational characteristics, and conditions of approval ensure responsible alcohol service and mitigate potential adverse effects. As conditioned, the proposed use will operate compatibly with surrounding development, will not contribute to nuisance conditions, and will not result in the deterioration of bordering land uses.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

   The location is within the Old Towne Mixed Use zoning district, where shopping and dining establishments are expected to be concentrated. The City's General Plan encourages the development of mixed use, pedestrian-oriented projects in Old Towne. The proposed sale and service of beer and wine at a proposed restaurant will support the success of the restaurant and the continuation of a vibrant mixed-use district. The use is not anticipated to hAvenue an adverse impact on neighboring land uses and the community because granting an additional on-sale license with appropriate conditions of approval would not affect sensitive land uses in the immediate area.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

   The conditions of approval for the Conditional Use Permit are put forth with the purpose of preserving the general welfare of the community. The conditions of approval hAvenue been placed on the project to reduce crime-inducing activities by requiring food service with the sale and service of beer and wine at all times, prohibiting alcoholic beverage promotions, restraining certain methods of dispensing alcoholic beverages, addressing graffiti and litter removal, and requiring employee training. If the restaurant is not operating as required, the Planning Commission has the authority to revoke the Conditional Use Permit.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) because the project consists of licensing the sale and service of beer and wine for on-site consumption at a proposed restaurant in an existing building that results in negligible or no expansion of use beyond that existing at the time of the City's determination.

SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL

The Planning Commission hereby approves ENT No. 25-0048, with the following conditions:

General Conditions:

1. Any future change in the nature and operation of the use approved by ENT No. 25-0048 shall require an application for a new or amended Conditional Use Permit.

2. The applicant agrees, as a condition of City's approval of ENT No. 25-0048, 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 hAvenue 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.

3. The applicant shall comply with all federal, state, and local municipal laws, including local City ordinances and regulations. Any violations of these laws in conjunction with this use may be a cause for revocation of this permit.

4. Prior to the operation of the business, the applicant shall file for, or if applicable, amend a business license with the Business License Division. Failure to obtain the required business license may be cause for revocation of this approval.

Operational Conditions:

5. In conjunction with the ongoing operation of the business, the licensed premises shall comply with all requirements placed upon it by the State Alcoholic Beverage Control (ABC) Board.

6. The activity level of the business shall be monitored by the Police Department to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services, then this Conditional Use Permit shall be reviewed for consideration of further conditions, modifications, or revocation.

7. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items that include food within the restaurant during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.

8. The use of the business is considered a restaurant. No changes to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.

9. The subject ABC license shall not be exchanged for a public premise Type 48 (On-Sale General – Public Premises) license nor operated as a public premise.

10. The sale of beer and/or wine for consumption off the premises shall be prohibited.

11. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.

12. All alcohol shall be consumed on the subject site, within the defined dining areas. Signs shall be posted on all exits of the premises, which prohibit alcoholic beverages from leaving the confines of the premises.

13. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.

14. The business shall be limited to the following hours, from 7:00 a.m. to 10:00 p.m. daily. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons.

15. At no time shall there be a fee for entrance/admittance into the premises.

16. Employees and/or contract security personnel shall not consume any alcoholic beverages prior to or during their work shift. Any and all security officers provided shall comply with all state and local ordinances regulating their services, including, without limitation, Chapter 11.5 of Division 3 of the California Business and Profession Code.

Alcohol and Food Service Conditions:

17. At all times when the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale of food.

18. Food service, with an available menu, shall be made available until closing time on each day of operation.

19. Alcoholic beverages shall be served by a waiter/waitress only, and only to seated patrons at permitted counters/tables.

20. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premise.

21. There shall be no bar or lounge area upon the licensed premises maintained for the purposes of the sale, service, or consumption of alcoholic beverages directly to patrons for consumption.

22. There shall be no “Happy Hours” when alcoholic beverages are offered at a reduced rate.

23. There shall be no time when alcoholic beverages are sold at a ratio of two for one; no "stacking" of beverages, which means the serving of two alcoholic beverages at one time to the same customer; and no sales to an "empty chair," which means that each customer must be physically present at the time of the order of any alcoholic beverage.

24. There shall be no promotions encouraging intoxication or drinking contests.

25. There shall be no requirement to purchase a minimum number of drinks.

26. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other such containers.

27. The petitioner shall not employ or permit any persons to solicit or encourage others, directly or indirectly, to buy them drinks in the licensed premises under any commission percentage salary or other profit.

Special Events:

28. No portion of the premises shall be deemed to be "private" for the purposes of dispensing alcoholic beverages to selected patrons, where the permittee recognizes any form of membership cards, keys, or passes which would entitle the holder entry or preferential admittance or exclusive use of any portion of the mentioned premises.

29. The use of a promoter (such as a night-club operator) or sub-leasing the premises to be used in conjunction with dancing and/or live entertainment is prohibited.

30. There shall be no live entertainment (including karaoke), disc jockey, or dancing permitted on the premises at any time.

31. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the Community Development Director and the Police Department's Vice Unit at least one week in advance of the event.

Coin Operated Machines:

32. There shall be no pool tables or coin-operated games or machines maintained on the premises at any time.

Security and Exterior:

33. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot.

34. Lighting in the parking area of the premises shall be directed, positioned, and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.

35. The permittee shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises. The camera system shall keep a minimum 30-day library of events, which shall be available for downloading and inspection by Orange Police Department.

36. Any music or amplified sound on the premises including an outdoor patio area shall not be audible beyond the premises, in such a manner as to disturb the peace, quiet, and comfort of neighboring occupants, or any reasonable person residing or working in the area.

37. The permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they hAvenue control.

38. There shall be no exterior advertising for alcoholic beverages of any kind or type. This includes advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages that are clearly visible to the exterior shall constitute a violation of this condition.

39. Exterior doors and windows, as well as the interior of the business, shall be protected by an approved alarm system, which shall detect an attempted entry or presence of people within the business during closing hours.

40. The premises shall be provided with an interior night light to illuminate the interior and an unobstructed view shall be maintained through storefront windows to provide police patrol officers the ability to observe unlawful activity within the business.

41. The permittee shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor alcoholic beverage sales and patron behavior; handing patrons involved in fighting or arguing; handling loitering about the building and in the immediate adjacent area that is owned, leased, rented, or used under agreement by the permittee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.

Training:

42. All employees of the permittee who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and the handling of violence. For new employees, such training program must be completed within 30 days of the date of hire. The permittee shall maintain an active list of the employees who hAvenue completed the training. The list shall be furnished, upon request, to any sworn police office or member of the Community Development Department. The employees must provide the Orange Police Department a copy of the completed Alcohol Management Program certificate.

Miscellaneous:

43. Graffiti shall be removed from the exterior walls, doors, windows, and any additional part of the property (including signage, etc.) within 72 hours of the time the City of Orange Notice of Violation is received by the business operator.

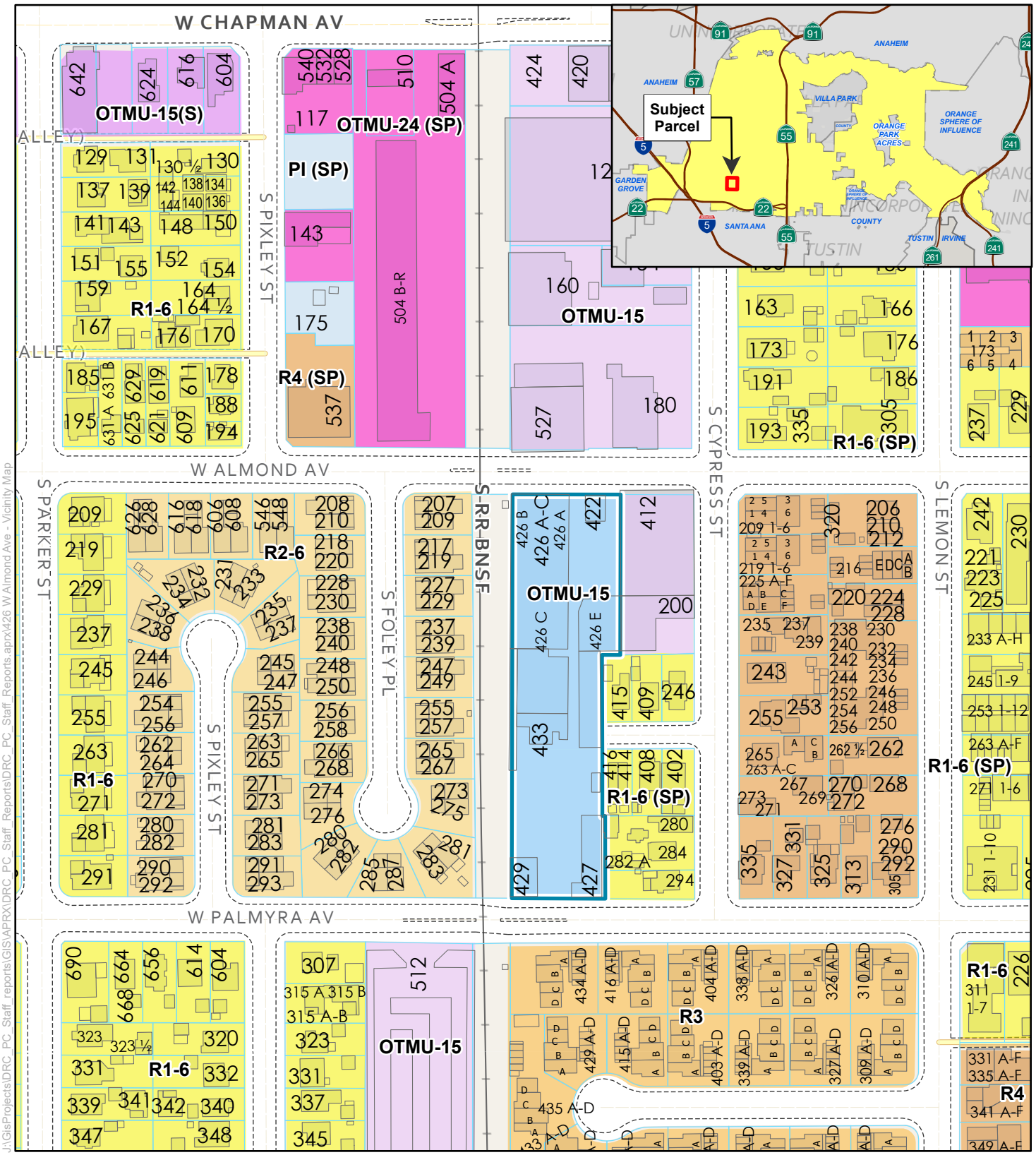
ADOPTED this 22nd day of January 2026.

Alison Vejar
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 22nd day of January 2026, by the following vote:

AYES:
NOES:
RECUSED:
ABSENT:

Hayden Beckman, Planning Manager



City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- PI (SP)
- R1-6
- R1-6 (SP)
- R2-6
- R3
- R3 (SP)
- R4
- R4 (SP)
- OTMU-15(S)
- OTMU-15
- OTMU-15 (SP)
- OTMU-24 (SP)

Car-nnoisseur Restaurant
426 W Almond Ave, Unit C
APN: 390-651-05

N W E S

0 100 200 Feet

1/7/2026

Source: City of Orange (2026)

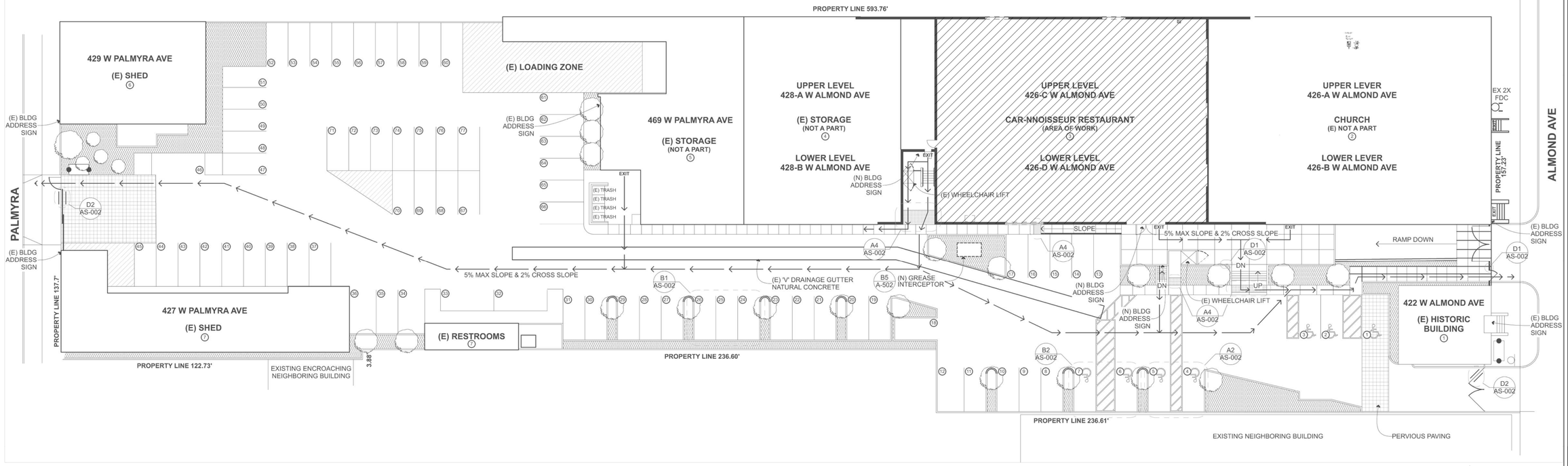
CITY OF ORANGE

VICINITY MAP
CAR-NNOISSEUR RESTAURANT

ADDRESS NUMERALS WITH DIRECTIONAL ARROW WILL BE REQUIRED ON ELEVATION FACING THE STREET

PACKING HOUSE SITE BUILDING LEGEND

BLDG	SIZE	OCC	USE	TYPE
1	1,050 FT²	B	OFFICE	VB
2	17,500 FT²	A3	CHURCH	VB
3	17,612 FT²	A2/S2	RESTAURANT / STORAGE	VB
4	9,475 FT²	S2	STORAGE	VB
5	2,200 FT²	S2	STORAGE	VB
6	3,200 FT²	S2	STORAGE	VB
7	350 FT²	U	PUBLIC RESTROOMS	VB



EXISTING ARCHITECTURAL SITE PLAN 1

SCALE: 1" = 20'

XISTING ARCHITECTURAL SITE PLAN : Plotted on 12/18/25 at 11:16 AM by The American Landscape. File Path: /Volumes/CAD/KDA/426 W Almond, Orange-Carnnoisseur/Almond ArchiCAD Models/Car-nnoisseur.08.pln

Revisions	By

JOE MORENO
(626) 350-5944
moreservices@sbcglobal.net
OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE
PLANS -MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 - FAX (626)350-1532

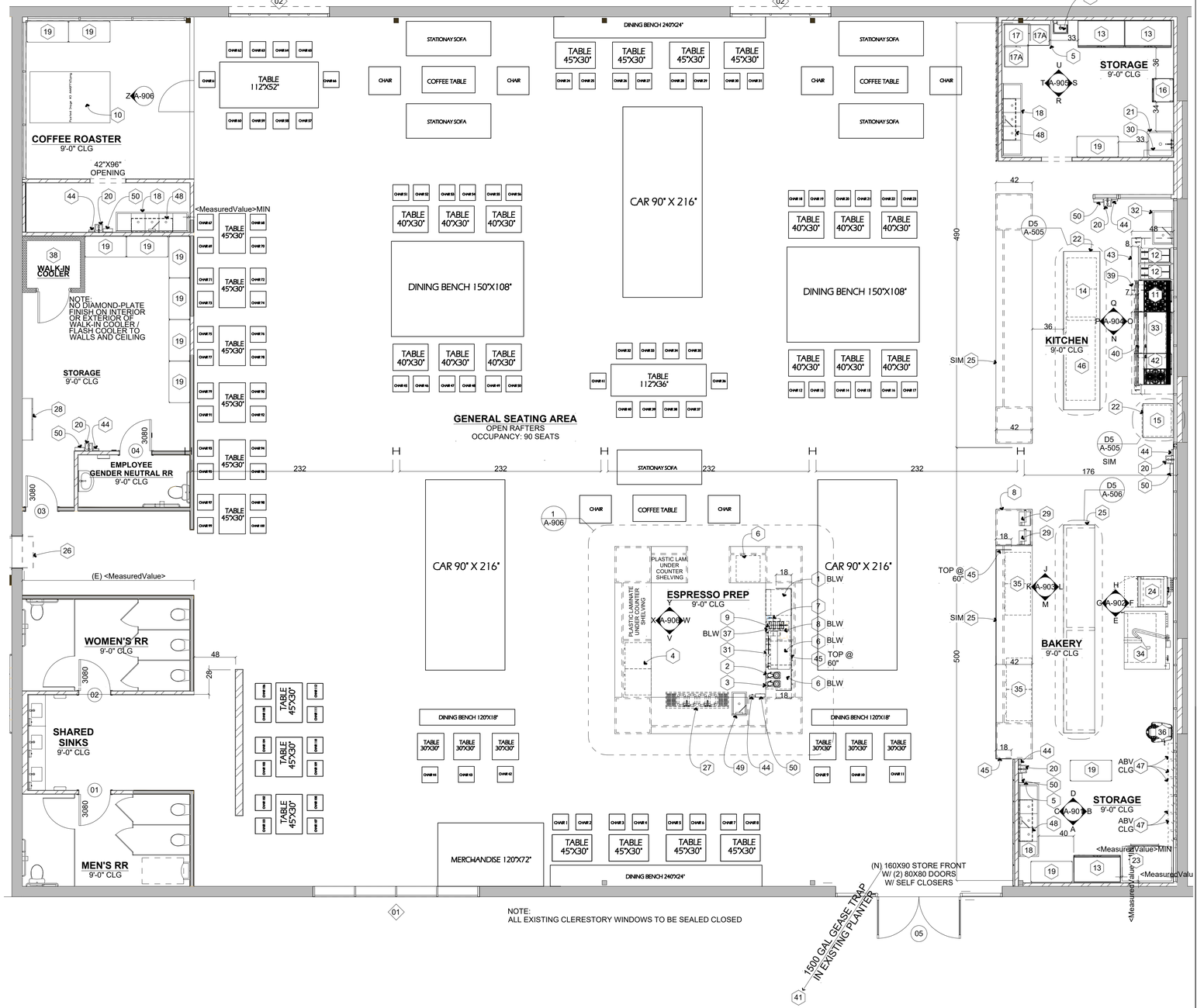
EXISTING SITE PLAN

CAR-NNOISSEUR
426-C WEST CALMOND AVE
ORANGE, CA. 92866

Date	12 / 23 / 2025
Scale	AS NOTED
Drawn	MORENO
Job	25-369
Sheet	AS-001.1

EQUIPMENT SCHEDULE

NO	DESCRIPTION	BY	QNY	N/E	BASE	REMARKS/MFG BY	PLUMBING GAS	PLUMBING WTR.	PLUMBING WST.	PLUMBING REMARKS	ELECTRICAL VO	ELECTRICAL HP	ELECTRICAL AMPS	ELECTRICAL PH	ELECTRICAL CONN.	ELECTRICAL R	DIMENSIONS W	DIMENSIONS D	DIMENSIONS H	SPECIFICATIONS WEBSITES / REMARKS
1	ICE CUBE MAKER	GC	1	N	LEGS	SPRAYKO 360 A1F SELF CONTAINED ICE CUBE MACHINE	-	.38"	1.18"	-	115	-	6.3 f.a.s	1	5-15P		30"	30"	32½"	
2	ESPRESSO GRINDER	GC	1	N	CNTR	MAHLKONIG E80W Gb5	-	-	-	-	110-127	-	7	1	-	845 WATTS	-	-	-	
3	ALLROUND GRINDER	GC	1	N	CNTR	MAHLKONIG EK43 S	-	-	-	-	100-120	-	12	1	-		-	-	-	
4	UNDERCOUNTER REFRIGERATOR	GC	1	N	CSTR	TRUE TUC-60-HC ADA	-	-	-	-	115	¼	4.0	1	5-15P		60⅝"	31⅛"	33½"	
5	SIDE SPLASH	GC	2	N	WALL	CUSTOM FABRICATED W/ ½" ROUNDED CORNERS	-	-	-	-	-	-	-	-	-		18/304	24"	6"	FIELD VERIFY THE SPLASH GUARD EXTENDS TO THE FRONT EDGE OF THE LARGEST EQUIPMENT ADJACENT TO IT
6	UNDERCOUNTER REFRIGERATOR	GC	3	N	CSTR	TRUE TUC-27-HC ADA 27"	-	-	-	-	115	⅛	2.0	1	5-15P		27⅜"	31⅝"	33½"	
7	HOT WATER DISPENSER	GC	1	N	CNTR	MARCO FRIA HOT/COLD/SPARKLING WATER	-	¾"	-	-	220	¼	-	-	L6-20P		1.1"	5.4"	11.2"	
8	WATER BOILER	GC	1	N	UNDR CNTR	MARCO MIX COUNTERTOP MULTI-TEMP WATER BOILER PUSH BUTTON DISPENSER	-	¾"	-	-	220	-	12.2	-	L6-20P	2.8kW	-	-	-	
9	VESSEL RINSER	GC	1	N	CNTR	RHINO PITCHER RINSER 900MM SPINJET	-	-	-	-	-	-	-	-	-		9.3"	23½"	-	
10	COFFEE ROASTER	GC	1	N	LEGS	DIEDRICH® DR-12 12kg BATCH ROASTER	½"	-	-	90 KBTU/hr	200-240	-	-	1	-		35"	81"	86"	ADJUSTABLE 6" LEGS
11	GAS RANGE	GC	1	N	CSTR	GARLAND® C36-6R GARLAND CUISINE 36" SIX OPEN BURNERS RANGE	1¼"	-	-	210,000 BTU/HR	120	1½"	0.6	1	5-15P		35"	40½"	43½"	W/ QUICK DISCONNECT GAS LINE
12	FRYER	GC	2	N	CSTR	GARLAND® C18-30F GARLAND CUISINE 18" RANGE MATCH GAS FTYER	½"	-	-	110,000 BTU/HR	-	-	-	-	-		18/	39½"	43½"	W/ QUICK DISCONNECT GAS LINE
13	REACH-IN REFRIGERATOR	GC	3	N	CSTR	BLUEAIX MODEL BSR49-HC REACH-IN REFRIGERATOR	-	-	-	-	115	¼	2.4	1	5-15P		54"	31⅝"	82½"	
14	UNDERCOUNTER FREEZER	GC	1	N	CSTR	BEVERAGE-AIR CHEF SERIES FREEZER WITH DOOR FOUR DRAWER	-	-	-	-	115	¼	5.0	1	5-15P		72"	31"	24½"	
15	UNDERCOUNTER REFRIGERATOR	GC	1	N	CSTR	BEVERAGE-AIR WTRC36HC 36" HYDROCARBON CHEF BASE W/ 2 DRAWERS	-	-	-	-	115	⅛	1.7	1	5-15P		36"	34½"	24 7/16"	
16	FREEZER	GC	1	N	CSTR	TRUE T-19F-HC	-	-	-	-	115	⅓	3.7	1	5-15P		27"	24½"	75¾"	
17	DISHWASHER	GC	1	N	LEGS	HOBART AM15SCB ELECTRIC CHEMICAL SANITIZING DOOR STYLE DISHWASHER 208-240/60/1	-	¾"	¾"	-	208	-	25.6/ 27.7	1	-		25½"	25"	78¾"	
17A	DRAINBOARD	GC	1	N	LEGS	REGENCY 16 GUAGE 2' CLEAN DISH TABLE LEFT DRAINBOARD											24"	30"	44½"	
18	3-COMPARTMENT SINK W/ (2) 18" DRAIN BOARDS	GC	3	N	LEGS	STEELTON 84" 16-GA STAINLESS STEEL 3-COMP SINK W/ 2 DRAIN BOARDS	-	-	-	-	-	-	-	-	-		84"	28"	43½"	16"x20"x12" BOWLS W/ (2) 18" DRAIN BOARDS
19	WIRE STORAGE / DISPLAY SHELVING W/VYL-CLAD NSF (48 LINEAR FEET)	GC	1 LOT	N	LEGS	METRO® ERECTRA SHELVING	-	-	-	-	-	-	-	-	-		-	-	-	
20	HAND SINK	GC	2	N	WM	REGENCY WAL-MOUNTED HAND SINK AND T&S FAUCET W/ GOOSENECK	-	-	-	-	-	-	-	-	-		9"	9"	-	
21	MOP SINK	GC	1	N	LEGS	KROWNE MS-2424 FLOOR MOUNT MOP SINK W/ 8"D BOWL, STAINLESS	-	-	-	-	-	-	-	-	-		24"	24"	13"	w/ 6" STAINLESS STEEL SPLASH GUARD ON LEFT SIDE (2 K-5) AND AN INTEGRAL COVE BASE AT ALL EXPOSED SIDE
22	CUSTOM TABLE	GC	1	N	MWRK	PORCELAIN TOP WORK TABLE	-	-	-	-	-	-	-	-	-		16'	36"	34"	
23	PROOFER/RETARDER	GC	1	N	FLR	REVENT 108-144 PROOFING / RETARDER	-	½" NPT	1½" NPT	-	208-220	-	20	3	-		57"	42.5"	100"	FLASH TO WALL AND CEILING
24	OVEN	GC	1	N	CSTR	MIWE ECONO TYPE EC 8.1535 ZVS	-	½"	1½"	-	-	-	-	-	-		-	-	-	FLASH TO WALL AND CEILING
25	CUSTOM TABLE	GC	3	N	MWRK	PORCELAIN TOP WORK TABLE	-	-	-	-	-	-	-	-	-		80"	36"	36"	
26	AIR CURTAIN	GC	1	N	WM	MARS MODEL #LPN236-1UA-OB	-	-	-	900 CFM	115	⅛	2.4	1	-		36"	-	8"	
27	UNDER BAR 4-COMP SINK	GC	1	N	LEGS	REGENCY 4 BOWL UNDERBAR SINK W/ 2 DRAINBOARDS	-	-	-		-	-	-	-	-		72"	18½"	33"	W/ KROWNE MODEL #10-410L 4" CENTER WALL MOUNT FAUCET W/ 10" SWING SPOUT
28	EMPLOYEE LOCKERS	GC	2	N	LEGS	REGENCY SPACE SOLUTIONS SINGLE- 6 TIER LOCKER	-	-	-	-	-	-	-	-	-		12"	12"	78"	
29	P.O.S. SYSTEM	OWNER	1LT	N	CNTR	TOAST	-	-	-	-	-	-	-	-	-		-	-	-	
30	WALL MOUNTED MOP HOLDER AND CHEMICAL SHELF	GC	1	N	WM	BOBRICK B-2330X34	-	-	-	-	-	-	-	-	-		24"	3"	5"	
31	ESPRESSO MACHINE	GC	1	N	CNTR	SLAYER® STEAM® 3-GROUP	-	-	-	-	220	-	16	1	-		44½"	28"	17"	
32	PREP SINK W/ 18" DRAIN BOARD	GC	1	N	LEGS	STEELTON 38½" 16-GA. STAINLESS STEEL ONE COMP SINK w/ FAUCET & 1 DRAINBOARD	-	½	-	-	-	-	-	-	-		38½"	24"	43½"	RIGHT 18" DRAIN BOARD
33	GAS GRIDDLE	GC	1	N	MDLR	GARLAND® C48-1-1M 48" THERMOSTAT CONTROL GRIDDLE TC W/ OVEN	1"	-	-	120,000 BTU/HR	115	⅓	0.8	1	-		48"	40½"	43½"	W/ QUICK DISCONNECT GAS LINE
34	DECK OVEN	GC	1	N	LEGS	MIWE CONDO TYPE CO 4.1408	-	¾"	-	-	208	-	50	3	-		66 7/16"	55⅛"	89½"	W/ STEAM HOOD, TOP COVER, BASE, AND ROLLERS FLASH TO WALLS AND CEILING
35	UNDERCOUNTER REFRIGERATOR	GC	2	N	CSTR	TRUE TUC-72-ADA-HC	-	-	-	-	115	¼"	4.0	1	5-15P		72⅝"	30⅛"	29⅝"	
36	HEAVY-DUTY MIXER	GC	1	N	LEGS	HOBART HL400 LEGACY+ 40-QUART MAX HEAVY-DUTY MIXER	-	-	-	-	240	1½	5.6	3	-		26½"	30½"	49½"	W/ 16.75" X 16.57" MIXING BOWL
37	COFFEE BREWER	GC	1	N	CNTR	GARLAND® G4THERMOPRO® G4TP1T10A3100 TWIN COFFEE BREWER	-	¾"	-	-	220	-	23.0	1	-		24.98"	20.07"	20.75"	
38	WALKING COOLER	GC	1	N	-	AMERIKOOLER GCWX0677***BSC WALK-IN COOLER	-	-	-	4,600 BTU/HR	208	-	-	1	-		72"	192"	84"	IN NON-SPRINKLERED BUILDINGS: FOAM PLASTIC WALLS ARE NOT TO EXCEED 4" THICKNESS WITHOUT THERMAL BARRIER FLASH HOOD TO WALL AND CEILING
39	10' MECH HOOD	GC	1	N	WM	VENTILATION DIRECT #4812 VSX-2	-	-	-	2750 CFM	-	-	-	-	-		120"	48"	12"	
40	CHEF BASE REFRIGERATOR	GC	1	N	CSTR	GARLAND® POLAR CUISINE SELF-CONTAINED REFRIGERATED BASE	-	-	-	-	115	¼	6	1	-		84"	32½"	26⅞"	
41	GREASE INTERCEPTER	GC	1	N	GRND	JENSEN PRECAST 1500 GAL GREASE INTERCEPTOR MODEL JP1500G	-	4"	-	-	-	-	-	-	-		67"	128"	72"	
42	THERMOSTAT CONTROL GRIDDLE TOP W/ CONVECTION OVEN	GC	1	N	MDLR	GARLAND® HEAVY DUTY TOP RANGE	¾"	-	-	110,000 BTU/HR	120	½	0.6A	1	5-15P		-	-	-	W/ QUICK DISCONNECT GAS LINE
43	5' MECH HOOD	GC	1	N	WM	VENTILATION DIRECT #4812 VSX-2	-	-	-	1751 CFM	-	-	-	-	-		60"	48"	12"	FLASH HOOD TO WALL AND CEILING
44	SOAP DISPENSER	GC	3	N	WM	BOBRICK PAPER TOWEL DISPENSER MODEL #B-4112	-	-	-	-	-	-	-	-	-		-	-	-	
45	SNEEZE GUARDS	GC	2	N	CNTR	TEMPERED GLAZING W/ C.R. LAURENCE HARDWARE	-	-	-	-	-	-	-	-	-		VARIES	VARIES	VARIES	
46	UNDER COUNTER REFRIGERATOR	GC	1	N	CSTR	BEVERAGE-AIR SMTR63WHC 96" FOUR DRAWER CHEF BASE REFRIGERATOR	-	-	-	-	115	½	5.0	1	5-15P		96"	34½"	24½"	
47	ON DEMAND WATER HEATER	GC	5	N	WM	RHEEM® RTGH-C95DVLN COMMERCIAL TANKLESS WATER HEATER	¾"	¾"	-	199,000 BTU/HR	120	-	-	1	-		18½"	9¾"	27½"	
48	DRYING SHELF	GC	3	N	WM	REGENCY 10" X 48" STAINLESS STEEL TUBULAR CHROME PLATED SHELF	-	-	-	-	-	-	-	-	-		48"	16"	-	
49	HAND SINK	GC	1	N	LEGS	EAGLE GROUP MA2-22-4LRS 24" MODULAR HAND SINK W/ SIDE SPLASHES											12"	24"	36"	W/ 6" INTEGRATED SIDE SPLASHES
50	PAPER TOWEL DISPENSER	GC	3	N	WM	BOBRICK PAPER TOWEL DISPENSER MODEL #B-262														
51	HAND SINK	GC	1	N	WM	ADVANCE TABCOP HAND SINK MODEL #T-HS-E											17½"	15½"	26½"	W/ SOAP & TOWEL DISPENSER



EQUIPMENT & SEATING PLAN

SCALE: 3/16" = 1'-0"

1

JOE MORENO
(626) 350-5944
moreservices@sbcglobal.net
OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE
PLANS -MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626)350-1532

Revisions	By

SEATING & EQUIPMENT PLAN W/ EQUIPMENT SCHEDULE

CAR-NNOISSEUR
426-C WEST CALMOND AVE
ORANGE, CA. 92866

Date	12 / 23 / 2025
Scale	AS NOTED
Drawn	MORENO
Job	25-369
Sheet	K-1.2

Car-nnoisseur

426 W Almond Ave

Ste C

Orange, CA 92866

Letter of Justification

To whom this may concern,

Car-nnoisseur café is applying for a CUP to serve beer and wine at our location here in Orange, CA. We are interested in pairing great drinks with great food. This opportunity to serve our community with a thoughtful menu hand selected and thoughtfully chosen is a dream of Car-nnoisseur. We hope to bring the most unique scratch kitchen, bakery and coffee roastery to the city of Orange that anyone has ever seen. We are like no other and would also like to present you with our mission statement in the following documents so you can hear our passion behind Car-nnoissuer.

Thank you so much for your consideration and support

Arturo Zelaya

President

Operations Statement

Car-nnoisseur Cafe, Inc.

426 W Almond Ave STE C Orange, CA 92866

714-394-4260

City of Orange

300 E. Chapman Ave

Orange, CA 92866

Car-nnoisseur Cafe, Inc.

426 W Almond Ave STE C Orange, CA 92866

City of Orange:

Car-nnoisseur Cafe, Inc will be serving food, drinks, and baked goods. We are putting a spin on quick service (during breakfast and lunch) with our upscale, scratch-made menu that offers a full scratch kitchen along with a fully exposed kitchen and bakery. All customers will be always observed by the host and floor manager. During breakfast and Lunch (7am-4pm) customers will line up and pay at the POS then be given a number and directed to an open seat "of choice". Servers will help customers get seated. The host and floor manager will regulate number of seats, availability and number of guests in the building. Food runners will run food/drinks out to each number/table. During dinner service (5pm-10pm) we will be a full-service restaurant. Guests will be greeted by the hosts who will check the guests in and get them seated at their tables. Guests will then be greeted by our servers who will take their orders at their tables. We are looking at roughly hiring 30 employees and this should be about 13 employees per shift. Our ABC investigator is Shamari Roberson (Shamari.roberson@abc.ca.gov)

Thank you for your consideration,

Sincerely,

Car-nnoisseur Cafe inc | Arturo Zelaya

Business Operator Name

Business Operator Signature

Mission Statement

Car-nnoisseur is built on a simple idea: when you refuse to compromise, everything tastes and feels different.

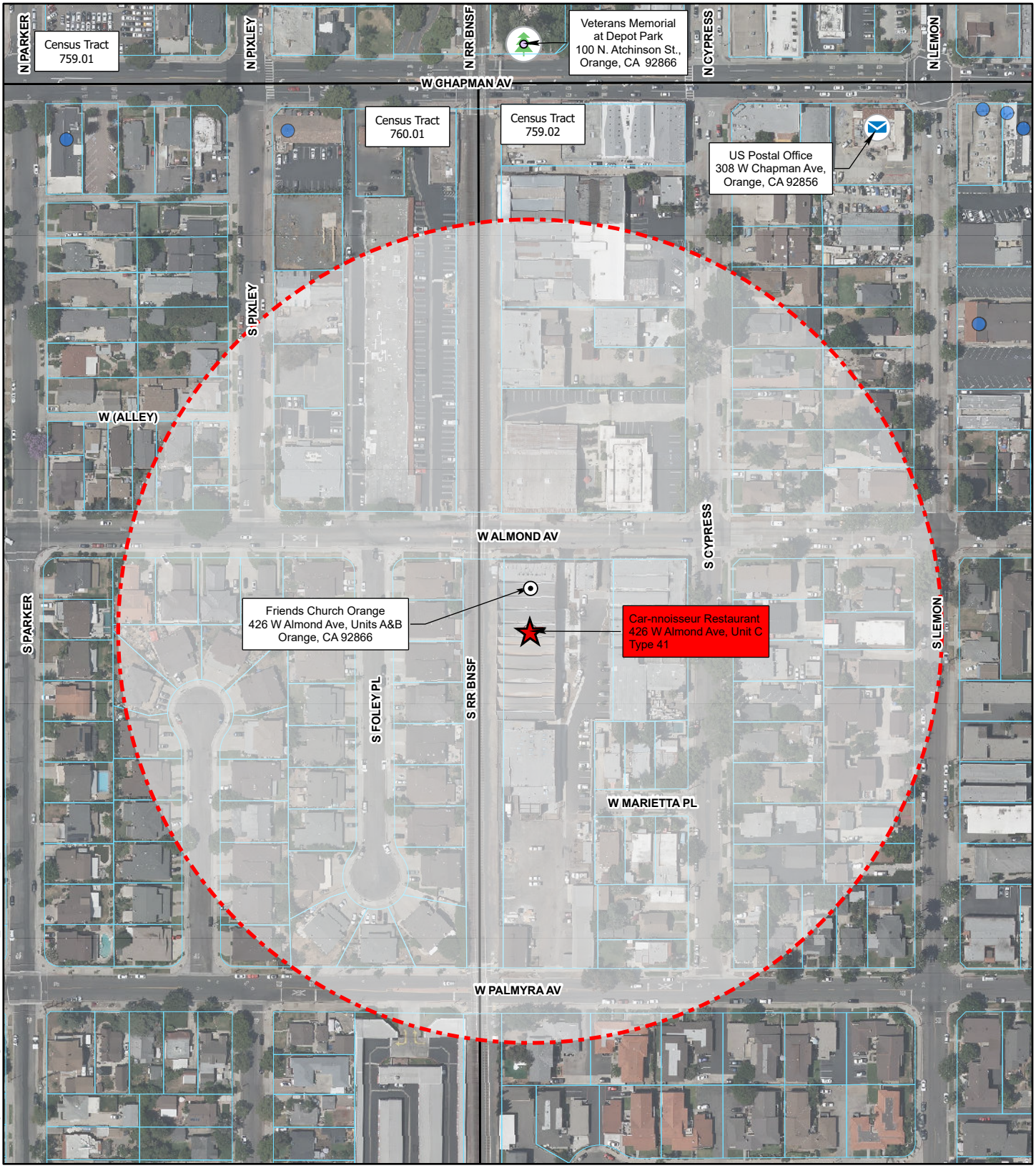
Our kitchen is 100% scratch-made. No seed oils. No refined sugar. No cutting corners. Every loaf of bread and pastry is baked in small, daily batches, so freshness isn't a claim - it's a promise. Our espresso bar follows the same rule: nothing fake, nothing rushed, just honest craftsmanship in every cup.

But Car-nnoisseur is more than what's on the plate. Step inside and you'll see it immediately. The Porsches, the artwork, the furniture, the tiles, even the lighting - every element was chosen with purpose. Nothing is filler. Everything has a story.

We believe hospitality should feel effortless, but unforgettable. It's not just about serving food; it's about creating a space where every detail adds up to an experience you can't find anywhere else.

Car-nnoisseur isn't a quick-service stop. It's not fine dining either. It's something in between. Something new. A place designed to surprise you with how far passion, detail, and dedication can go.

Car-nnoisseur is like no other. We designed it that way.



J:\GisProjects\Planning\ABC\GIS\APRX\ABC_Licenses\ABC_Licenses.aprx\426 W Almond Ave - Car-nnoisseur Restaurant

City of Orange
Geographic Information System

N
W E
S

0 100 200 Feet

1/7/2026

Legend

- Proposed
- 600-ft Radius of Proposed
- USA Census Tract Boundaries

ABC License Status

- Active

Sensitive Receptors

- Government and Military
- House Worship
- Post Office
- Park

Car-nnoisseur Restaurant
426 W Almond Ave, Unit C
APN: 390-651-05

CITY OF ORANGE

ABC LICENSES & SENSITIVE RECEPTORS

Source: Alcohol Beverage Control (2025), City of Orange (2026), US Census (2020)

SECURITY PLAN
Car-nnoisseur Cafe, Inc.
426 W Almond Ave STE C Orange, CA 92866
714-394-4260

City of Orange
300 E. Chapman Ave
Orange, CA 92866

Car-nnoisseur Cafe Inc.
426 W Almond Ave STE C Orange, CA 92866

City of Orange:

In accordance with a proposed new restaurant for a new beer and wine license we are submitting a security plan which addresses both physical and operational security issues for your review and approval. The following areas will be provided for in our operations:

PHYSICAL SECURITY

A security system capable of readily identifying facial features, and stature of all patrons entering the establishment during hours of operation and monitoring the rear of the premises will be installed that will combine motion detectors, contacts at doors, hold up buttons strategically located, and an audio alarm to secure the premises. All doors and windows will be secured and locked at the end of business each day. The camera system will keep a minimum 30-day library of events, which shall be available for downloading and inspection by the Orange Police Department.

OPERATIONAL SECURITY

Cash Control—Receipts will be deposited daily such that minimal cash will be maintained on the premises. Cash on the premises will be kept in a safe.

Outdoor Areas—The outdoor enclosed areas are constructed in a manner that does not readily allow ingress or egress other than via our normal entrances which are monitored by our staff and cameras.

We appreciate your review and approval of this security plan. Sincerely,

Car-nnoisseur Cafe inc | Arturo Zelaya President
BUSINESS OPERATOR NAME

BUSINESS OPERATOR SIGNATURE

CAR-NNOISSEUR

Car-nnoisseur Menu:

Breakfast:

1. Biscuit Breakfast Sandwich - House made biscuit, egg, cheddar, thick cut bacon, honey butter

2. Steak & Eggs - Grassfed ribeye, heavy creamed eggs, roasted potatoes

3. Chorizo Burrito - House made chorizo, crispy roasted potatoes, cheddar, scrambled egg, green salsa

4. French Toast Sticks - Cinnamon Sourdough, Blackberry Ricotta Cream, 100% Maple Syrup

5. Smash berry Grilled Cheese - Baked Brie, house made berry jam, bacon, buttered sourdough, fresh thyme

Grab & Go's:

- Gluten free granola
- Sweet Bread
- Pastries

Lunch:

1. Smash Burger - ground short rib, caramelized onion & bacon, cheddar cheese, pickles, mustard cheese sauce, potato bun

+ Tallow fries

2. Buffalo Fried Chicken Sliders- house made Hawaiian rolls, honey buffalo fried chicken, pickles, house made buttermilk ranch sauce, beef fat fries

3. Peruvian Beef Stir Fry - onion, tomatoes, cilantro, fries, white rice

4. Chimichurri Steak Tacos - fresh house made tortillas, red onion, cotija cheese, cilantro, guacamole, house made chimichurri sauce, street corn on the cob

5. Lemon Butter Chicken

Chicken drumsticks, Garlic butter rice, crispy roasted potatoes with cream drizzle

Desserts/Pastries:

- Smooth & Creamy Espresso Cheesecake
- Italian Coffee Cream
- Honey Butter Toast - vanilla whipped cream, house made caramel

Coffee:

- Medium Roast - Baker's Chocolate, Walnut, Molasses
- Dark Roast - Bittersweet Cocoa, Burnt Sugar, Rich
- Make it the house way - heavy cream & honey butter + 2

Espresso:

1. Americano
2. Cappuccino
3. Cortado

4. Mocha
5. Latte
6. Honey Lavander Latte
7. Spanish Latte - choice of milk, house-made condensed milk, cinnamon
8. Vanilla Bean Latte - choice of milk, vanilla bean, 100% maple syrup
9. Cream Top Latte - milk, honey, heavy cream top
10. Matcha Latte
11. House Masala Chai

Teas:

- Earl Grey
- Chamomile
- English Breakfast
- Chai

Milk Alternatives:

- House made almond milk
- House made Oat milk

Sweeteners:

- Honey
- Maple
- Coconut sugar

Bottled and Canned Beers:

- Blue moon
- Heineken

Wine White and Red

- Sauvignon Blanc
- Chardonnay
- Riesling
- Cabernet
- Merlot
- Pinot Noir

Agenda Item

Planning Commission

Item #: 4.3. 1/22/2026 **File #:** 26-0017

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to convert a historic warehouse building to a church use at 527 W. Almond Avenue and 180 S. Cypress Street and finding of CEQA Exemption (CUP-3236).

2. SUMMARY

The applicant is proposing an adaptive re-use of a historic steel frame warehouse into a church/religious assembly use and the remodel of an existing office building on a single site located at 527 W. Almond Avenue and 180 S. Cypress Street.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. 03-26, approving Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit the adaptive re-use of a historic steel frame warehouse to a church/religious assembly use and the remodel of an existing office building on a single site that includes improvements within the connecting plaza located at 527 W. Almond Avenue and 180 S. Cypress Street.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 and Section 15331 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Kyle Zimmerman representing Friends Chu
Property Owner	Lisa Perrine (Cibola Systems)
Property Location	527 W. Almond Avenue and 180 S. Cypres
Existing General Plan Land Use Element Designation	Old Towne Mixed Use 15 (OTMIX15)
Existing Zoning Classification	Old Towne Mixed Use-15 (OTMU-15)
Old Towne	Yes
Specific Plan/PC	Santa Fe Depot Specific Plan

Site Size	1.1 Acre (48,804-square-feet)
Circulation	The site is accessed through a gated drive Cypress St and a pedestrian gate off W. A
Existing Conditions	A 1.1 acre site with an 11,452-square-foot building with an 1,841-square-foot loading 6,447-square-foot office building, an impro plaza between the two buildings, and an o lot with 38 spaces with an existing trash er
Surrounding Land Uses and Zoning	**North:** Old Towne Mixed Use-15 (OTMU-1 commercial office buildings.
	South: Old Towne Mixed Use-15 (OTMU- Almond Ave. with a historic packing house current location of Friends Church Orange
	East: Old Towne Mixed Use-24 (OTMU-24 BNSF railway with a multi-tenant commerc
	West: Single-Family Residential (R1-6) ac Cypress St. with single-family residences.
Previous Applications/Entitlements	Design Review No. 4429-09, and Minor Sit No. 590-09 to permit the improvements to Building at 180 S. Cypress Street for Cibol Design Review No. 4460-09 to remove 11' warehouse building on the east side due to ROW encroachment.

5. PROJECT DESCRIPTION

The proposed project involves the establishment of a church and related community-serving uses within two existing buildings located at 527 W. Almond Avenue (West Building) and 180 S. Cypress Street (East Building). Friends Church Orange proposes to relocate its current operations to the site and consolidate worship, administrative, ministry, and outreach activities into a single permanent location. The project includes interior improvements to support a religious assembly use and an 1,841-square-foot expansion of the West Building created through the conversion of the existing loading dock area into conditioned interior space.

The church's primary activity consists of regularly scheduled worship services held on Saturday evenings and Sunday mornings, with multiple service times. Average attendance ranges from approximately 150 to 270 congregants per service. Services are generally one hour in duration and include live music and sermons. In addition, the church operates a monthly food pantry on Saturday mornings that serves approximately 150 families over a two-hour period.

Weekday operations occur during business hours and early evenings and include staff offices, administrative functions, Bible studies, small group meetings, and preparation for worship services. The church employs a mix of full-time and part-time staff, though weekday on-site staffing is limited. The church also partners with community organizations to host youth programs, after-school activities, tutoring, and social services. Programming is scheduled to stagger arrivals and departures

and avoid late-night activities, with evening activities concluding by 9:00 p.m.

The project also includes a proposed coffee shop accessory to the church use, intended to operate in conjunction with worship services and church programming and, at times, be open to the surrounding community. The coffee shop is designed as a secondary use that supports fellowship, informal gatherings, and community engagement and is not intended to function as a standalone commercial use. Overall, the proposed church use is characterized by predictable operating hours, a mix of religious and community-serving activities, and management practices intended to minimize potential land use impacts on surrounding properties.

6. PROJECT ANALYSIS

Staff believes the proposed project represents a thoughtful adaptive reuse of an existing historic site by introducing a community-oriented church use that aligns with the mixed-use character of the surrounding area. The project is consistent with the Santa Fe Depot Specific Plan, which emphasizes the preservation and rehabilitation of historic industrial properties for continued use. The project retains and preserves both its interior and exterior character-defining features, including its rounded roof structure, metal cladding, multi-paned windows and doors, and large bay doors for the exterior and its large open space with a steel truss ceiling support system, concrete floors, and corrugated metal walls for the interior.

Staff finds that the project's operational characteristics, including predictable service times, managed weekday programming, and accessory uses that remain subordinate to the primary religious assembly use, are appropriate for the site. The limited expansion of converting the existing loading dock to interior space and reliance on existing site infrastructure further support staff's conclusion that the project will function without creating adverse land use impacts. Overall, staff believes the project is well-conceived, responsive to its context, and suitable for approval subject to the recommended conditions.

Parking:

Pursuant to Government Code Section 65863.2 (AB 2097), the City is prohibited from imposing or enforcing minimum automobile parking requirements for development projects located within one-half mile of a major transit stop or high-quality transit corridor. The subject site is located within approximately 800 feet of the Metrolink station on N. Atchison Street, which qualifies as a major transit stop, and therefore minimum off-street parking requirements do not apply to the proposed project (Attachment 5). While minimum parking standards cannot be required, AB 2097 does not preclude the City from evaluating existing parking conditions or applying reasonable operational and parking management conditions to avoid adverse impacts.

Notwithstanding the prohibition of the City's ability to impose minimum off-street parking standards, the number of off-street parking spaces required by OMC Section 17.34.060 for this request would be 236 spaces. This number serves as a benchmark of reference in the evaluation of potential parking demand for the project. The project site has a parking lot with 38 spaces and the 198 space deficiency to meeting the benchmark will be met through the use of shared off-street parking with the packing house property at 426 W. Almond Avenue providing 70 parking spaces, and the Depot property at 194 N. Atchison Street providing 128 spaces.

The Friends Church Orange has been operating at their current site across the street from the project site at 426 W. Almond Ave for the last 10 years and have not had any code enforcement cases

related to parking during those 10 years. Staff anticipates that the church will continue their good faith operations to mitigate parking impacts to the surrounding area which includes having parking lot attendants providing direction and managing the availability of parking lot spaces for their Sunday morning services, and continuing to stagger pick-ups and drop-offs for weekday activities.

On-street parking demand in the surrounding area varies by time of day and day of week, with higher utilization during weekday business hours and lower utilization during evenings and weekends. The proposed religious assembly use is anticipated to operate primarily on Sundays and limited weekday evenings, which generally do not coincide with peak parking demand for the surrounding commercial and industrial uses. This temporal separation reduces the likelihood of parking conflicts.

The project has been conditioned to address parking coordination among on-site uses, and operational timing of ancillary activities relative to worship services. These conditions are intended to mitigate potential impacts associated with a religious assembly use and ensure compatibility with surrounding development. Additionally, the site is located within an urbanized, mixed-use environment with access to, and infrastructure for, multiple transportation modes, including walking, bicycling, and transit.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 B.2.a. authorizes the Planning Commission to review and take final action on applications for Conditional Use Permits, Design Review, and Minor Site Plan Review. Footnote (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), and Section 15331 (Class 31 - Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee (SRC) conducted reviews of the project on August 21, 2024, December 4, 2024, March 5, 2025, and April 30, 2025. On October 2, 2025, SRC recommended that the project proceed to the Design Review Committee.

Design Review Committee:
The Design Review Committee reviewed the subject proposal on December 17, 2025, and recommended approval with conditions. The conditions of approval added by the Design Review Committee were related to landscaping, lighting, signage, and exterior paint color. The applicant has revised the project to incorporate these changes and are included in the attached project plans (Attachment 3).

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 03-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Justification Letter
- Attachment 5 AB 2097 Exemption Map
- Attachment 6 Design Review Committee Staff Report from December 17, 2025

Agenda Item

Planning Commission

Item #: 4.3. 1/22/2026 **File #:** 26-0017

TO: **Chair and Members of the Planning Commission**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

Public Hearing to consider a request to convert a historic warehouse building to a church use at 527 W. Almond Avenue and 180 S. Cypress Street and finding of CEQA Exemption (CUP-3236).

2. SUMMARY

The applicant is proposing an adaptive re-use of a historic steel frame warehouse into a church/religious assembly use and the remodel of an existing office building on a single site located at 527 W. Almond Avenue and 180 S. Cypress Street.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.

2. Adopt Planning Commission Resolution No. 03-26, approving Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit the adaptive re-use of a historic steel frame warehouse to a church/religious assembly use and the remodel of an existing office building on a single site that includes improvements within the connecting plaza located at 527 W. Almond Avenue and 180 S. Cypress Street.

3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 and Section 15331 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Kyle Zimmerman representing Friends Chu
Property Owner	Lisa Perrine (Cibola Systems)
Property Location	527 W. Almond Avenue and 180 S. Cypres
Existing General Plan Land Use Element Designation	Old Towne Mixed Use 15 (OTMIX15)
Existing Zoning Classification	Old Towne Mixed Use-15 (OTMU-15)
Old Towne	Yes
Specific Plan/PC	Santa Fe Depot Specific Plan

Site Size	1.1 Acre (48,804-square-feet)
Circulation	The site is accessed through a gated drive Cypress St and a pedestrian gate off W. A
Existing Conditions	A 1.1 acre site with an 11,452-square-foot building with an 1,841-square-foot loading 6,447-square-foot office building, an impro plaza between the two buildings, and an o lot with 38 spaces with an existing trash er
Surrounding Land Uses and Zoning	**North:** Old Towne Mixed Use-15 (OTMU-1 commercial office buildings.
	South: Old Towne Mixed Use-15 (OTMU- Almond Ave. with a historic packing house current location of Friends Church Orange
	East: Old Towne Mixed Use-24 (OTMU-24 BNSF railway with a multi-tenant commerc
	West: Single-Family Residential (R1-6) ac Cypress St. with single-family residences.
Previous Applications/Entitlements	Design Review No. 4429-09, and Minor Sit No. 590-09 to permit the improvements to Building at 180 S. Cypress Street for Cibol Design Review No. 4460-09 to remove 11' warehouse building on the east side due to ROW encroachment.

5. PROJECT DESCRIPTION

The proposed project involves the establishment of a church and related community-serving uses within two existing buildings located at 527 W. Almond Avenue (West Building) and 180 S. Cypress Street (East Building). Friends Church Orange proposes to relocate its current operations to the site and consolidate worship, administrative, ministry, and outreach activities into a single permanent location. The project includes interior improvements to support a religious assembly use and an 1,841-square-foot expansion of the West Building created through the conversion of the existing loading dock area into conditioned interior space.

The church's primary activity consists of regularly scheduled worship services held on Saturday evenings and Sunday mornings, with multiple service times. Average attendance ranges from approximately 150 to 270 congregants per service. Services are generally one hour in duration and include live music and sermons. In addition, the church operates a monthly food pantry on Saturday mornings that serves approximately 150 families over a two-hour period.

Weekday operations occur during business hours and early evenings and include staff offices, administrative functions, Bible studies, small group meetings, and preparation for worship services. The church employs a mix of full-time and part-time staff, though weekday on-site staffing is limited. The church also partners with community organizations to host youth programs, after-school activities, tutoring, and social services. Programming is scheduled to stagger arrivals and departures

and avoid late-night activities, with evening activities concluding by 9:00 p.m.

The project also includes a proposed coffee shop accessory to the church use, intended to operate in conjunction with worship services and church programming and, at times, be open to the surrounding community. The coffee shop is designed as a secondary use that supports fellowship, informal gatherings, and community engagement and is not intended to function as a standalone commercial use. Overall, the proposed church use is characterized by predictable operating hours, a mix of religious and community-serving activities, and management practices intended to minimize potential land use impacts on surrounding properties.

6. PROJECT ANALYSIS

Staff believes the proposed project represents a thoughtful adaptive reuse of an existing historic site by introducing a community-oriented church use that aligns with the mixed-use character of the surrounding area. The project is consistent with the Santa Fe Depot Specific Plan, which emphasizes the preservation and rehabilitation of historic industrial properties for continued use. The project retains and preserves both its interior and exterior character-defining features, including its rounded roof structure, metal cladding, multi-paned windows and doors, and large bay doors for the exterior and its large open space with a steel truss ceiling support system, concrete floors, and corrugated metal walls for the interior.

Staff finds that the project's operational characteristics, including predictable service times, managed weekday programming, and accessory uses that remain subordinate to the primary religious assembly use, are appropriate for the site. The limited expansion of converting the existing loading dock to interior space and reliance on existing site infrastructure further support staff's conclusion that the project will function without creating adverse land use impacts. Overall, staff believes the project is well-conceived, responsive to its context, and suitable for approval subject to the recommended conditions.

Parking:

Pursuant to Government Code Section 65863.2 (AB 2097), the City is prohibited from imposing or enforcing minimum automobile parking requirements for development projects located within one-half mile of a major transit stop or high-quality transit corridor. The subject site is located within approximately 800 feet of the Metrolink station on N. Atchison Street, which qualifies as a major transit stop, and therefore minimum off-street parking requirements do not apply to the proposed project (Attachment 5). While minimum parking standards cannot be required, AB 2097 does not preclude the City from evaluating existing parking conditions or applying reasonable operational and parking management conditions to avoid adverse impacts.

Notwithstanding the prohibition of the City's ability to impose minimum off-street parking standards, the number of off-street parking spaces required by OMC Section 17.34.060 for this request would be 236 spaces. This number serves as a benchmark of reference in the evaluation of potential parking demand for the project. The project site has a parking lot with 38 spaces and the 198 space deficiency to meeting the benchmark will be met through the use of shared off-street parking with the packing house property at 426 W. Almond Avenue providing 70 parking spaces, and the Depot property at 194 N. Atchison Street providing 128 spaces.

The Friends Church Orange has been operating at their current site across the street from the project site at 426 W. Almond Ave for the last 10 years and have not had any code enforcement cases

related to parking during those 10 years. Staff anticipates that the church will continue their good faith operations to mitigate parking impacts to the surrounding area which includes having parking lot attendants providing direction and managing the availability of parking lot spaces for their Sunday morning services, and continuing to stagger pick-ups and drop-offs for weekday activities.

On-street parking demand in the surrounding area varies by time of day and day of week, with higher utilization during weekday business hours and lower utilization during evenings and weekends. The proposed religious assembly use is anticipated to operate primarily on Sundays and limited weekday evenings, which generally do not coincide with peak parking demand for the surrounding commercial and industrial uses. This temporal separation reduces the likelihood of parking conflicts.

The project has been conditioned to address parking coordination among on-site uses, and operational timing of ancillary activities relative to worship services. These conditions are intended to mitigate potential impacts associated with a religious assembly use and ensure compatibility with surrounding development. Additionally, the site is located within an urbanized, mixed-use environment with access to, and infrastructure for, multiple transportation modes, including walking, bicycling, and transit.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 B.2.a. authorizes the Planning Commission to review and take final action on applications for Conditional Use Permits, Design Review, and Minor Site Plan Review. Footnote (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), and Section 15331 (Class 31 - Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee (SRC) conducted reviews of the project on August 21, 2024, December 4, 2024, March 5, 2025, and April 30, 2025. On October 2, 2025, SRC recommended that the project proceed to the Design Review Committee.

Design Review Committee:
The Design Review Committee reviewed the subject proposal on December 17, 2025, and recommended approval with conditions. The conditions of approval added by the Design Review Committee were related to landscaping, lighting, signage, and exterior paint color. The applicant has revised the project to incorporate these changes and are included in the attached project plans (Attachment 3).

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 03-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Justification Letter
- Attachment 5 AB 2097 Exemption Map
- Attachment 6 Design Review Committee Staff Report from December 17, 2025

CONDITIONAL USE PERMIT NO. 3236
DESIGN REVIEW NO. 5159
MINOR SITE PLAN REVIEW NO. 1191

RESOLUTION NO. PC 03-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3236, DESIGN REVIEW NO. 5159, AND MINOR SITE PLAN REVIEW NO. 1191, TO PERMIT THE ADAPTIVE RE-USE OF A HISTORIC STEEL FRAME WAREHOUSE TO A CHURCH/RELIGIOUS ASSEMBLY USE AND THE REMODEL OF AN EXISTING OFFICE BUILDING ON A SINGLE SITE THAT INCLUDES IMPROVEMENTS WITHIN THE CONNECTING PLAZA LOCATED AT 527 W. ALMOND AVENUE AND 180 S. CYPRESS STREET

APPLICANT: KYLE ZIMMERMAN, FRIENDS CHURCH ORANGE

WHEREAS, the Planning Commission has authority per Orange Municipal Code Sections 17.08.020 to take action to approve or deny Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit an adaptive re-use of a historic steel frame warehouse (West Building) to a church/religious assembly use and the remodel of an existing office building (East Building) on a single site that includes improvements within the connecting plaza, in the Old Towne Mixed Use 15 (OTMU-15) Santa Fe Depot Specific Plan zoning district; and

WHEREAS, Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191 were filed in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191 were processed in the time and manner prescribed by state and local law; and

WHEREAS, Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Rehabilitation/Restoration); and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on January 22, 2026, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposal and for the purpose of considering Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit the adaptive re-use of a historic steel frame warehouse to a church/religious assembly use and the remodel of an existing office building on a single site that includes improvements within the connecting plaza located at 527 W. Almond Avenue and 180 S. Cypress Street.

SECTION 1 – FINDINGS

General Plan Required Findings:

1. *The project must be consistent with the goals and policies stated within the City's General Plan*.

   The Land Use Element of the City's General Plan encourages "a well-balanced community" as "one which provides a broad range of housing and business opportunities as well as recreational, institutional and cultural activities that enhance the overall living environment." The project is consistent with the City's General Plan in that the church helps to provide a service that contributes to a diversified mix of land uses in the surrounding community.

   The project is also consistent with the Cultural Resources & Historic Preservation Element of the General Plan, which emphasizes the preservation of historic resources through rehabilitation and adaptive re-use. The project preserves and rehabilitates a historic industrial building in a manner that retains its defining architectural features, allows for continued productive use, and reinforces community identity, thereby advancing the General Plan's historic preservation objectives while accommodating contemporary community needs.

Conditional Use Permit Required Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

   The project establishes a religious assembly use within an existing, underutilized historic structure and provides a permanent location for worship services, administrative functions, youth programs, food distribution, and other community-serving activities, which is a service required by the community and consistent with the City's General Plan. These services contribute to the social, cultural, and institutional needs of the surrounding area and support a diverse mix of land uses within the Old Towne Mixed Use district and Santa Fe Depot Specific Plan area. The adaptive reuse of the existing warehouse and office buildings allows the church to operate without the need for new greenfield development and promotes efficient use of urban land and infrastructure. The proposed land use is appropriate for the site and is consistent with the intent of the Old Towne Mixed Use-15 (OTMU-15) Santa Fe Depot Specific Plan zoning district, which allows church uses subject to approval of a Conditional Use Permit.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

   The proposed church use will not cause deterioration of bordering land uses or create special problems for the area. The church's operations are characterized by predictable service times, limited late-evening activities, and managed weekday programming. Church activities conclude by 9:00 p.m., and conditions of approval address noise control, operational limitations, and coordination between uses on the site to minimize potential conflicts. Additionally, the site is located within an urbanized, mixed-use environment with access to multiple transportation modes, including walking, bicycling, and transit. As conditioned, the proposed project is not anticipated to cause deterioration of bordering land uses or create special problems for the area.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

   The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

   Conditions of approval address the timing of ancillary activities relative to worship services, and compliance with the City's noise regulations. These conditions are intended to mitigate potential impacts associated with a religious assembly use and ensure compatibility with surrounding development. The imposed conditions are reasonable, directly related to the project, and designed to protect public health, safety, and welfare rather than the interests of the individual applicant. With these conditions in place, the church use can operate in a manner that is compatible with its surroundings and consistent with City standards.

Design Review Findings:

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).*

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).*

   Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the *SOI Standards*. In conformance with Standards 2 and 5 of the *Secretary of the Interior (SOI) Standards*, the project will not remove distinctive features that characterize the historic property. The historic building "hanger" building will be rehabilitated and preserved as part of this project. In conformance with Standards 9 and 10, new features of the design, will not destroy historic materials or features that characterize the historic buildings and will be distinct from historic elements. The proposed project is in conformance with the *SOI Standards.*

3. *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).*

   Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and *SOI Standards* (as applicable). As described above, the proposed work complies with these design standards. The project is also in conformance with the standards and policies of the Santa Fe Depot Specific Plan, in that it preserves and rehabilitates a historic industrial property for continued use.

Minor Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods (OMC 17.10.060.H.1).*

   The site is located within a developed, mixed-use area characterized by historic industrial, commercial, office, and residential uses. The proposed improvements support the continued use of existing buildings and maintain the established development pattern of the area. Operational characteristics of the church, including scheduled activities, and managed programming, further support compatibility with nearby land uses. The project will integrate appropriately into its surroundings without altering the overall character of the neighborhood.

2. *Minor Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC*

17.10.060.H.2).

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

3. *Minor Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

   The access points, internal circulation patterns, and pedestrian connections are proposed to remain as existing for the project. Conditions of approval address coordination between uses and operational timing to reduce potential circulation conflicts during peak periods. The site's proximity to transit and its walkable urban context further support adequate circulation and access for congregants, staff, and visitors.

4. *Minor Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

   A review of the Project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Minor Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

   The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) and Section 15331 (Class 31 – Historic Resource Rehabilitation/Restoration). Projects that qualify for exemption from the requirements of CEQA through a Categorical Exemption are those that, by their nature, do not cause significant effect upon environment.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), and Section 15331 (Class 31 – Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact

historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The project shall conform in substance and be maintained in general conformance with the plans submitted (date stamped January 8, 2026) and as recommended for approval by the Planning Commission.
2. Any increase in the area used for religious services, or in the nature and operation of the use approved by Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, shall require an application for a new or amended Conditional Use Permit.
3. 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.
4. The applicant agrees, as a condition of City's approval Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, 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.
5. 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 plan, the Community Development Director may administratively approve the changed plan.

6. Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191 shall become void if not vested within two years from the date of approval. Time extensions may be granted pursuant to OMC Section 17.08.060.

7. Additional uses on the property shall cease to operate a minimum of one-half hour prior to the start of the religious service and shall not recommence operation until a minimum of one-half hour after the end of the religious service.

8. Special Events such as Open Houses or Grand Openings may occur through the Special Events process. Completed applications should be submitted to the City's Community Development Code Enforcement Division in writing at least four weeks prior to the event.

9. The use shall comply with Orange Municipal Code Section 8.24 Noise Control at all times. Any noise/music shall not be audible at the exterior of the building, whether the doors/windows are open or closed.

10. Building permits shall be obtained for all site and tenant improvements, 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.

11. These conditions shall be reprinted on the first or second page of the construction documents for site and/or tenant improvements when submitting to the Building Division for the plan check process.

12. 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.

13. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.

14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director or designee 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.

15. Exterior paint colors shall be revised to a warm off-white tone and shall not include bright white or high-reflectivity finishes. Final paint colors shall be submitted for review and approval by the Community Development Director or designee prior to issuance of building permits.

Signage

16. All signage shall comply with OMC Chapter 17.36 Sign Regulations. Project signage shall be subject to review and approval by the Community Development Director or designee. Sign permits are required. Should a sign program be required in the future, a new application shall be submitted to the City for review and approval.

17. Signs shall be externally illuminated. Internally illuminated signs are not permitted, with the exception of halo-lit channel letters. Neon is encouraged for blade or wall signs. External illumination may be from concealed sources or from compatible metal fixtures.

Landscaping

18. Prior to building permit issuance, final landscape 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.

19. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the architectural site plan, grading plan, and conceptual landscape plan as proposed for the project for the review and approval of the Community Development 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.

20. 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.

21. 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 Community Development Director or designee.

22. 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 the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement

(Appendices B and E of the City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee.

23. The final landscape plan shall include a note that a fully automated irrigation system will be provided.

24. Mexican feathergrass (Nassella tenuissima) shall be removed from the project landscape plan and replaced with a non-invasive plant species approved by the Community Development Director or designee prior to issuance of any building permits.

25. Trees proposed within the courtyard area shall be revised to larger canopy shade tree species, subject to review and approval by the Community Development Director or designee, to provide adequate shade and visual buffering.

Lighting

26. 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.

27. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Orange Police Department 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.

28. All exterior lighting fixtures shall have a correlated color temperature (CCT) not to exceed 3,000 Kelvin, and shall be reviewed and approved by the Community Development Director or designee prior to installation.

29. Any exterior light sources located on the south elevation of the building shall be fully shielded, recessed, or otherwise concealed from public view so that the light source is not directly visible. Lighting details shall be subject to review and approval by the Community Development Director or designee prior to installation.

Security

30. Security and design measures that employ defensible space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves considerations such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. It is based on five concepts to provide non-invasive and permanent measures to prevent and reduce

crime: territoriality, natural surveillance, access control, activity support, and maintenance. The project shall also comply with the requirements contained in the City of Orange Municipal Code Chapter 15.52, Building Security Construction Standards reference Ordinance #6-22

Fire Department

31. Onsite fire department access will require easement recording prior to issuance of Rough Grading Permit and shall be reviewed by the City of Orange Fire Department prior to approval. Onsite access is sufficient up to vehicular gate, hatched area.

32. Plans submitted for Building Plan Review 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.

33. Provide address according to building access and fire department connection. For projects with multiple structures, campus-style addressing is preferred, with a single address and individual building lettering. Buildings are required to be addressed off Cypress. Campus-style is preferred, single address with building lettering. Address changes to be approved prior to Building permit issuance.

Public Works – Engineering Division

34. Reconstruct corner access ramp at the corner of S. Cypress Street and W. Almond Avenue conforming to Public Works Engineering Standard Plan 121. (prior to issuance of certificate of occupancy).

35. The developer shall be required to upgrade existing sidewalks to meet current standard along W. Almond Avenue per City of Orange Engineering Standard Plan 118.

36. The developer shall be required to install new streetlights along W. Almond Avenue as required by City of Orange Traffic Division.

37. Upon project entitlements, the developer shall initiate contact with Southern California Edison (SCE) for the design, construction, and scheduling of electrical system to serve the proposed street lighting. Final SCE design has to be completed prior to issuance of grading and encroachment permit. (prior to grading permit).

38. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan. (prior to grading permit).

39. A Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.

40. Site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet. (prior to grading permit).

41. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading. (prior to grading permit)

42. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division. (prior to grading permit)

43. Upon submittal of grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities. (prior to grading permit)

44. The grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by City Building Division. (prior to grading permit)

45. Trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409. (prior to grading permit)

46. Show all sewer and storm drain lines on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference. (prior to grading permit)

Public Works – Water Division

47. Prior to issuance of any grading permit or building permit, the applicant must submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, backflow prevention devices, and any other proposed improvements or relocations affecting the public water system facilities.

48. Prior to issuance of any grading permit, the applicant must construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be

required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.

49. Prior to issuance of any grading permit or building permit, the applicant will be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.

50. Prior to issuance of certificate of occupancy, the applicant will be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.

51. Prior to issuance of building permit, the Water Division will approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.

52. Prior to issuance of building permit, the applicant must submit construction documents showing the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113. The Water Division will review and approve the construction documents.

53. Prior to issuance of building permit, the applicant must submit construction documents showing a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division will review and approve the construction documents.

54. Prior to issuance of building permit, the applicant must submit construction documents showing an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division will review and approve the construction documents.

55. Prior to issuance of building permit, the applicant must submit construction documents showing permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.

56. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.

57. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.

58. Prior to approval of the water improvement plan, the applicant must satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the Water Division.

59. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.

60. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.

61. Prior to issuance of encroachment permit, the applicant must prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange Standard Specifications and Plans For the Construction of Water System for review and approval.

62. Prior to issuance of certificate of occupancy, the applicant must furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.

Public Works – Water Quality Division

63. Prior to issuance of grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:

    a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable

    b. Incorporates the applicable Site Design, Routine Source, Structural Control and Low Impact BMPs as defined in the Model Water Quality Management Plan and Technical Guidance Document

    c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event

    d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat

e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs

f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs

g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs

h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,

i. Meets recordkeeping requirements (forms to be kept for 5 years)

j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP

64. Prior to issuance of certificates for use and occupancy, the applicant shall demonstrate the following to the Public Works Department:

a. That all structural and treatment control best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications

b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP

c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

67. Prior to issuance of certificates for use of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.

68. Prior to issuance of building permits, the applicant shall review the approved Water Quality Management Plan (WQMP) and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.

69. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the City of Orange Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.

Public Works – Traffic Division

70. In addition to other impact fees that may be applicable, the proposed project may be responsible for paying Transportation Systems Improvement Program (TSIP) fees based on the net change in land uses (proposed project minus existing credits), prior to issuance of building permit. For a complete list of development fees that may be applicable, please visit the City of Orange website: https://www.cityoforange.org/our-city/departments/community-development/building-and-safety-services/forms-717

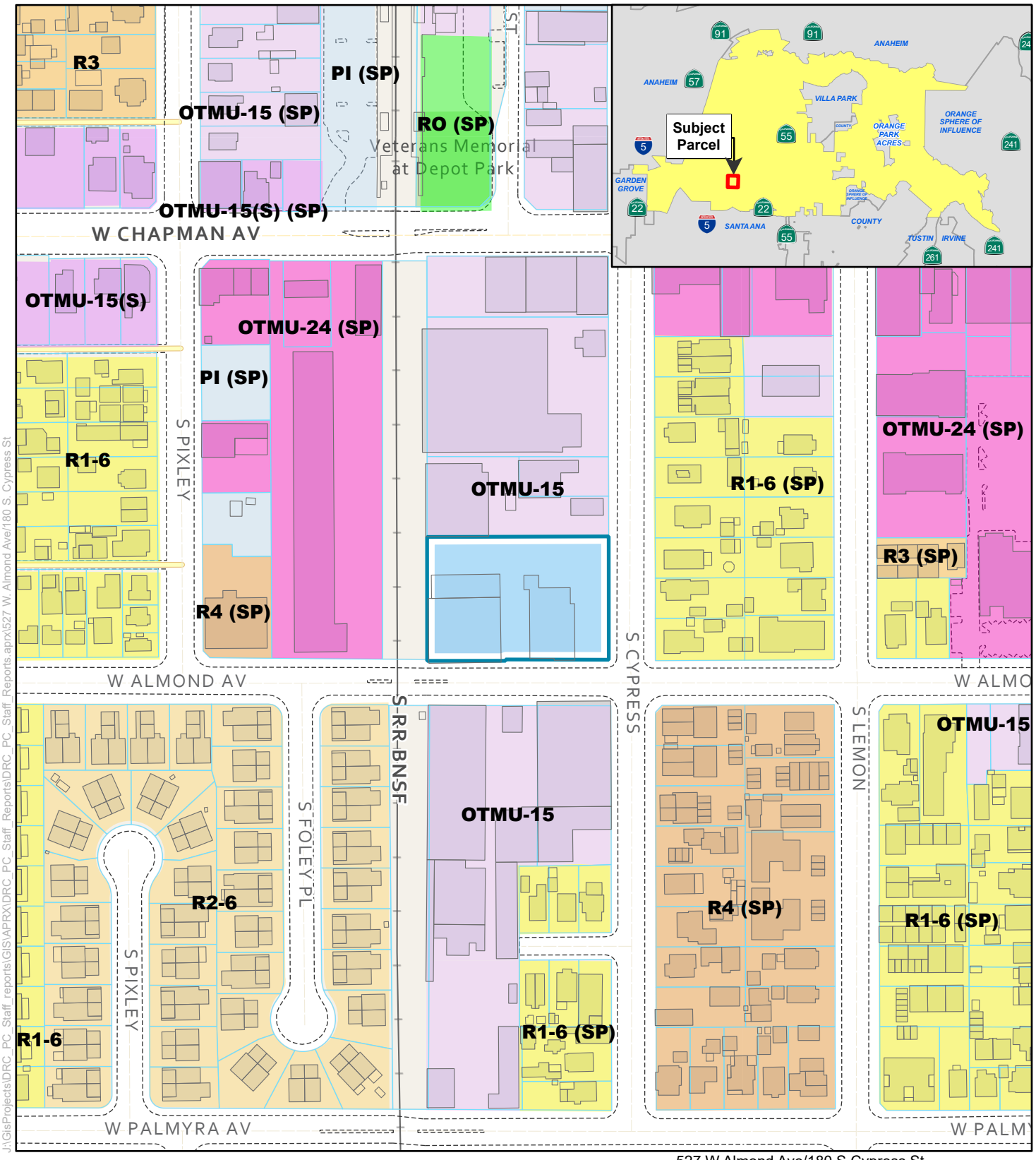
ADOPTED this 22nd day of January 2026.

_____
Alison Vejar, Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 22nd day of January 2026, by the following vote:

AYES:
NOES:
RECUSED:
ABSENT:

_____
Hayden Beckman, Planning Manager



J:\GisProjects\DRC_PC_Staff_reports\GIS\APRX\DRC_PC_Staff_Reports.aprx\527 W Almond Ave/180 S. Cypress St

City of Orange
Geographic Information System

Legend

- Parcels
- Subject Parcel
- PI (SP)
- R1-6
- R1-6 (SP)
- R2-6
- R3
- R3 (SP)
- R4 (SP)
- RO (SP)
- OTMU-15(S)
- OTMU-15(S) (SP)
- OTMU-15
- OTMU-15 (SP)
- OTMU-24 (SP)

N W E S

0 100 200 Feet

12/17/2025

Source: City of Orange (2025)

527 W Almond Ave/180 S Cypress St
APN: 390-661-05

CITY OF ORANGE

VICINITY MAP

FRIENDS CHURCH ORANGE

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA (OFFICE BUILDING)
527 W. ALMOND AVE., ORANGE, CA (WAREHOUSE BUILDING)

REVIEW PACKAGE 10-23-2024
PLANNING REVIEW PACKAGE 10-17-2025
FINAL PLANNING REVIEW PACKAGE 01-08-2026

Architecture.
Design.
Relationships.

CITY OF ORANGE DOCUMENTS: 527 W ALMOND AVE.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial ORA
NRHP Status Code 5D1
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4.1 *Resource Name or #: (Assigned by Recorder) ALMOND_W_527__APN_390-661-05

P1. Other Identifier:
*P2. Location: Not for Publication Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 527 W ALMOND AVE, # City: Orange Zip: 92866
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
e. Other Locational Data: Same APN as: 180 S. Cypress.

*P3a. Description: *** Property status pending review with the National Register! ***
Materials: Frame - Metal siding

*P3b. Resource Attributes: (List attributes and codes) (RP8)--Industrial building
*P4. Resources Present: Building Structure Object Site Element of District District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005
*P6. Date Constructed/ Age and Source: 1925 c
Historic Prehistoric Both
*P7. Owner and Address:
*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
*P9. Date Recorded: March, 2005
*P10. Survey Type: (Describe) Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey.

*Attachments: NONE Location Map Continuation Sheet(s) Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial ORA

Page 3 of ## *Resource Name or #: ALMOND_W_527__APN_390-661-05
Recorded by: *** Property status pending review with the National Register! ***
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
Continuation Update
Years Surveyed: 2005
Listed in National Register: --
Description of Photo:
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: OTMU-15 # of Stories: 1
Lot Acre: # of Units: 1
Principal Building Sqft: 18845
B6. Construction History (Continued from Pg.2):
B13. Remarks (Continued from Pg.2):
P3a. Description (Continued from Pg.1):

DPR 523L (11/98) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #
*NRHP Status Code 5D1

Page 2 of 4.1 *Resource Name or #: (Assigned by Recorder) ALMOND_W_527__APN_390-661-05
B1. Historic Name: Unknown
B2. Common Name:
B3. Original Use: IND B4. Present Use: IND
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1925 c Historic Prehistoric Both

*** Property status pending review with the National Register! ***

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Industrial
Period of Significance: Old Towne: Agriculture & Industry (c. 1880 - 1950) Applicable Criteria: AC
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)
Structural Integrity:
Site Integrity:
Opportunities: Appears to be a contributor to a district that appears eligible for local listing or designation: Railroad/Packing House NCA.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3.)
Status change since 1991 Survey: Not previously surveyed.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial ORA

Page 4.1 of 4.1 *Resource Name or #: ALMOND_W_527__APN_390-661-05
Recorded by: *** Property status pending review with the National Register! ***
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
Continuation Update

2012 National Register Amendment: (Based upon 2010 Historic Resources Inventory Update)
Purpose of Amendment: Not previously listed
Recommended Action: Amend non-contributor to NR District
Current Status (2011):
Recommended Status (2012): 5D1
Detail: Resource located within Old Towne Orange National Register Historic District boundaries. Recommend District amendment to complete district inventory.

DPR 523L (11/98) *Required Information

CITY OF ORANGE DOCUMENTS: 180 S CYPRESS ST.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI # 111689
Trinomial ORA
NRHP Status Code 4S
Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05

P1. Other Identifier:
*P2. Location: Not for Publication Unrestricted
*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)
*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: 180 S CYPRESS ST, # City: Orange Zip: 92866
d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN
e. Other Locational Data: Same APN as: 527 W. Almond.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)
Materials: Frame - Stucco or plaster

*P3b. Resource Attributes: (List attributes and codes)
*P4. Resources Present: Building Structure Object Site Element of District District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005
*P6. Date Constructed/ Age and Source: 1948
Historic Prehistoric Both
*P7. Owner and Address:
*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
*P9. Date Recorded: March, 2005
*P10. Survey Type: (Describe) Reconnaissance
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey, ADGIS (1993) Historic Building Inventory Update.

*Attachments: NONE Location Map Continuation Sheet(s) Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # 111689
Trinomial ORA

Page 3 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05
Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423
Date Recorded: March, 2005
Continuation Update
Years Surveyed: 1991, 2005
Listed in National Register: 1997
Description of Photo: 1991
General Plan: OTMIX-15 # of Buildings: 1
Planning Zone: OTMU-15 # of Stories: 1
Lot Acre: 1.1358 # of Units: 1
Principal Building Sqft: 18845
B6. Construction History (Continued from Pg.2):
B13. Remarks (Continued from Pg.2):
P3a. Description (Continued from Pg.1):

DPR 523L (11/98) *Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 111689
HRI #
*NRHP Status Code 4S

Page 2 of 3 *Resource Name or #: (Assigned by Recorder) CYPRESS_S_180__APN_390-661-05
B1. Historic Name: Unknown
B2. Common Name:
B3. Original Use: COM B4. Present Use: COM
*B5. Architectural Style: Contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1948 Historic Prehistoric Both

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:
*B9. Architect or Builder: Unknown
*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Commercial
Period of Significance: Old Towne: Postwar Development (c. 1945-1975) Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)
Structural Integrity:
Site Integrity:
Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg.3.)
Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel
*Date of Evaluation: September, 2005
(This space reserved for official comments.)

DPR 523B (1/95) *Required Information

PROJECT DIRECTORY

OWNER
FRIENDS CHURCH - ORANGE
426 W Almond Ave.
Orange, CA
Contact: Kyle Zimmerman
PH: (949) 637-7646
EM: kylez@friends.church

ARCHITECT
AO ARCHITECTS
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Orange, CA 92866
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EM: jeff@aoarchitects.com

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EM: afranklin@linwoodengineering.com

GENERAL CONTRACTOR
CW DRIVER
2190 South Towne Center Dr
Anaheim, CA 92806
Contact: Karl Kreutziger
PH: (949) 444-3531
EM: kkreutziger@cwdriver.com

CIVIL ENGINEER
TAIT ENGINEERING
701 N Parkcenter Dr.
Santa Ana, CA 92705
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PH: (714) 560-8643
EM: davidsloan@tait.com

HISTORICAL ARCHITECT
GEORGE TAYLOR LOUDEN, AIA
6330 Green Valley Circle #301
Culver City, CA 90230
Contact: Taylor Louden
PH: (310) 874-8783
EM: taylor@historicalarchitect.com

SHEET NUMBER	SHEET TITLE				△	△	△
ARCHITECTURAL							
00	SHEET INDEX & CITY OF ORANGE NOTES						
00.1	BASIS OF DESIGN NARRATIVE - SITE & BUILDING INFO						
01	PROPOSED SITE PLAN						
01.2	FIRE MASTER PLAN						
01.3	LIFE SAFETY PLAN						
02	OVERALL EXISTING SITE PLAN						
03	EAST BUILDING EXISTING FLOOR PLAN						
04	EAST BUILDING PROPOSED FLOOR PLAN						
05	WEST BUILDING EXISTING FLOOR PLAN						
06	WEST BUILDING PROPOSED FLOOR PLAN						
07	WEST BUILDING PROPOSED REFLECTED CEILING PLAN						
08	WEST BUILDING PROPOSED ROOF PLAN						
09	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
10	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
11	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
12	WEST BUILDING PROPOSED & EXISTING ELEVATIONS						
13	WEST BUILDING PROPOSED COLORED ELEVATIONS						
14	WEST BUILDING PROPOSED COLORED ELEVATIONS						
15	RENDERINGS - EXTERIOR						
16	RENDERINGS - EXTERIOR						
17	RENDERINGS - INTERIOR						
18	RENDERINGS - INTERIOR						
19	DETAIL SHEET						
20	DETAIL SHEET						
21	EXISTING EXTERIOR PHOTOS						
22	EXISTING INTERIOR PHOTOS (WEST BUILDING)						
23	COLOR & MATERIAL						
24	PHOTOMETRIC PLAN						
CIVIL							
1	TITLE SHEET						
2	TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN						
3	CONCEPTUAL GRADING PLAN						
4	CONCEPTUAL GRADING PLAN						
5	CONCEPTUAL UTILITY PLAN						
6	CONCEPTUAL BMP PLAN						
LANDSCAPE							
LO1	EXISTING SITE PLAN						
LO2	OVERALL LANDSCAPE SITEPLAN						
LO3	SITE PLAN ENLARGEMENT						
LO4	PLANTING PLAN						
LO5	PLANTING PLAN						
LO6	PLANTING & PRECEDENT IMAGERY						

BASIS OF DESIGN NARRATIVE

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Existing Condition Assessment and Conversion Basis of Design Strategies for:

The Hanger – Warehouse – Friends Church – Orange

The assessment below is intended to provide data to assist construction ROM pricing for the conversion of a current warehouse into an A occupancy community worship and flex space for Friends Church, Orange.

General Building Information

Address: 527 W Almond

Approximate Build: 1925 (steel construction)

Building is in Old Towne Orange Historic District- Listed as a significant resource.

Parcel Assignment: Contributing Historic Building

Slab on grade

Fully sprinklered

Passive ventillation

Building Analysis

Building Area:	+/-14,800 s.f.
Type of Construction:	VB, sprinklered
Occupancy:	A-3

Building Conversion Considerations:

- Change of Use – CUP required
- Assembly over 500 occupants – Risk Category III
- Weather tight needs
  - Interior
  - Assumed exterior is historically significant.
- Acoustics
  - Worship gathering area – Internal.
  - Rail adjacency – External
- Historic compliance/considerations – 3 overlapping historic district overlays
  - Pending review on the national register
  - Exterior Look and Feel
  - Site issues regarding historic – district overlays
- Fire/Life Safety

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Basis of Design Executive Narrative:

ARCHITECTURAL BASIS OF DESIGN NARRATIVE:

The thoughtful design will be based on the assessment and guidance provided by George Taylor Louden, AIA Historical Architecture Consulting with strict adherence to the Secretary of the Interior Historic rehabilitation Standards. George Taylor Louden has been approved by the City of Orange planning department for assessment of and reporting for this property. The report is contained herein.

Building [Historical] Rehabilitation:

Exterior Corrugated Steel Panels: The general look and feel from the exterior is to be protected/preserved or refreshed to preserve the historical look and use of the building. The exterior corrugation will be removed and either mapped for reinstallation or replaced in kind with identical metal corrugation material. The removal will allow for the interior wall to be constructed to achieve energy efficiency as well as appropriate waterproofing necessary for the new use. Where an new material is proposed it is aligned with the same vertical ribbed articulation but stands apart from the existing emphasizing new vs historic. All significant existing horizontal banding or seaming will be maintained.

Existing Windows:

The existing windows are narrow steel sill/frame industrial windows with steel muntins. At a much more recent time a 2x wood frame with metal mesh was added to the exterior for unknown reasons. This has not aged well and would be removed and replaced with a metal frame around the existing windows to seal the windows from weather intrusion.

South Elevation: (7: 4'x6') and lower windows (4: 5'x7')

West Elevation: (7: 4'x6')

North Elevation: (8: 4'-6')

East Elevation: (8: 4'-6') and lower windows (1: 5'x7')

The existing clearstory windows on **South elevation** (Almond), **West elevation** (Railway) and **North Elevations** (Parking Lot) will be preserved by cleaning, repairing, sealing and installing a new metal frame surround.

Existing Windows on the **East Elevation** will be modified with the introduction of the new entry portal; while 4 of the clerestory (4'x6') windows and the single lower (5'x7') window will be preserved, 4 clerestory windows will be removed to allow for the proposed entry structure and new modern operable windows at the N.E mezzanine. Though the new windows are modern they will be in keeping with the metal/steel muntin pattern consistent with the existing.

A new installed wall will be built on the interior side of the exterior skin with new double pane, single lite windows (muntin less) placed in the wall aligned with the existing window locations, so that the daylighting is preserved as well as the view of the existing historic windows from the inside. This is required for the conditioned space to meet T-24 requirements.

Existing Corrugated Sliding Doors: The existing sliding warehouse doors along the South Elevation (Almond) will be preserved as precedence has been set within the Old Town district. They are to be preserved in the 'Closed' position with the exterior slide rails intact. The operable door on the North Elevation will be replaced with a modern steel and glass overhead door. The southernmost sliding door on the East elevation will be preserved in the 'closed' position with a new door installed. The center sliding door will be preserved in the 'closed' position with the new entry integrated into it.

Existing Louvers: The existing louvres were installed at a more recent time, they do not fit the original openings and plywood was used to seal the remaining gaps. New industrial louvers will be installed custom to the original openings. They can be false vents or tied to new HVAC system to allow for fresh-air intake. If not required for HVAC use; the new interior perimeter wall will cover them from view on the interior.

Metal Corrugated Roof: The existing corrugated roof diaphragm will be maintained, new continuous insulation will be installed over the corrugation with new corrugated material (painted) over the insulation. This material will match the existing curved corrugated material currently visible. An integrated gutter system will be installed in the roof overhang along Almond out of view and will be internally drained and tied to underground storm drains. Overflow outlets will be located on the West and East elevations.

Existing Steel Structure: The structure will be preserved and modified only where necessary to meet historical structural code. The change in occupancy requires the building to be upgraded to a seismic risk category III. This includes expansion of main structural column footings, additional truss bracing in the roof structure and added x-bracing in the exterior structural system for additional seismic lateral support. The approach will be careful use of materials to blend with the current structural steel members for the added wall x-bracing and added roof structure truss bracing. The expanded footings will be invisible to the eye as disrupted conditions will be replaced to match existing.

Existing Loading Dock: The proposed use requires an infill of the existing loading dock, The approach is to leave the dock sloped slab in place, infill with structural EPS geofoam with a new concrete topping slab to flush out with current finished floor level. The design takes into consideration the reversable criteria of being able to return the dock to its original form in the future if the opportunity presents itself.

New Design Elements Introduced:

The architectural design intent for modernization and adaptive reuse aims to honor the building's historic character while introducing contemporary industrial farmhouse elements.

Key features include:

• Barrel-Vaulted Aesthetic: The existing corrugated hangar style is preserved and enhanced inside and out. The open roof structure will remain exposed on the interior. The vertical steel structural columns and X-Bracing will remain visible on the interior. Internal overhead doors leading to the north space will remain open while in-filled with modern storefront glazing.

• New Prominent Entryway and Courtyard façade enhancements: A prominent entryway on the East elevation within the courtyard (The Yard) will bring an important welcoming ceremonial entry element balancing a contrast of old and new. An integrated cross in the storefront signifies the entry to God's house and worship.

New operable 2nd story windows on East elevation: The inclusion of modern steel or metal matching steel windows at the mezzanine level will be introduced to create greater transparency; allowing views from the interior balcony into the revitalized courtyard below.

A new flux steel storefront system will be integrated into the lower rear structure to accommodate a café, clad in standing seam metal panels that replace the existing damaged metal skin, maintaining a similar profile while incorporating a striking dark bronze finish for added contrast. These elements are implemented on the interior courtyard to enhance the guest experience within an important congregation area.

Exterior Enhancements and Canopy along Almond: Similar to the metal cladded finish on the interior courtyard façade, this finish will also be applied to eastern end of the Almond Street elevations with a metal eyebrow constructed of similar wide flange steel shapes found within the structure. This important feature highlights the new adaptive re-use and provides for signage and a more intuitive wayfinding identity to the main entry within the courtyard since no new access is proposed along Almond.

Overall, these minimal changes and thoughtful enhancements make a significant impact, celebrating the building's historical essence while infusing it with modern functionality. These thoughtful enhancements maintain the building's historical essence while introducing modern functionality, creating a welcoming and vibrant space within an important historically significant building preserving the important past industry within the Orange Historical District.

Acoustics:

It is suggested that an acoustical consultant be brought in to assess the proposed wall assembly to abate nuisance noises from the exterior and interior acoustic (light weight) panels provided on the interior to provide for an appropriate interior space experience.

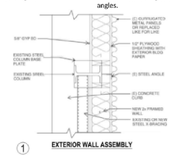
Restrooms:

Large multiple occupancy accessible restrooms will need to be installed to support final occupancy counts

Building Envelope:

Wall Assembly

Existing wall: Painted metal siding attached directly to metal building frame and steel angles.



Existing metal siding to remain, or be replaced in kind. Provide new insulated stud wall with plywood sheathing and air/vapor barrier on exterior side and gypsum wall board finish on interior side. Existing metal siding to be removed and reinstalled after new interior wall constructed. See detail below.

1 EXTERIOR WALL ASSEMBLY

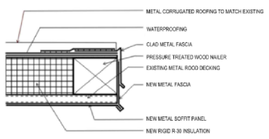
Entrances and Exits: New Exits will need to be considered around the perimeter to meet egress requirements of an A-3 of high occupancy, See Exhibit A. Consider standard storefront systems in these areas and steel insulated doors on the railway (west elevation) side. A continuous concrete curb existing around the exterior perimeter that would be demoed in entrance/egress locations only. (See Photo Exhibit C)

Roof Assembly

Existing Roof: Painted metal deck

Proposed roof: New corrugated metal roof panels to match existing roof system with decorative grofile over new rigid insulation (R-30) over existing metal deck. See detail below.

Note: Structural review of existing metal deck to confirm its reuse



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CIVIL BASIS OF DESIGN NARRATIVE:

EXISTING CONDITIONS:

Existing Site Improvements:

- Existing site is located at the northwest corner of Cypress Street and Almond Avenue and is bound by the AT&SF railroad to the west, Commercial office space and parking improvements to the north, Cypress Street and residential properties to the east, and Almond Avenue and additional commercial properties to the south.
- Two structures exist on the current property along with asphalt parking spaces, asphalt and concrete drive aisles, and courtyard paving and deck improvements located between the two structures.
- The westerly structure (527 W Almond Avenue) is a warehouse building with a truck dock located at the northwest corner of the structure.
- The easterly structure (180 Cypress Street) is an office building which is currently occupied
- The courtyard currently includes decking which is constructed atop the original truck dock, which was used to service the westerly hangar structure. The courtyard improvements were constructed in 2011 prior to which the entire area between the two structures was paved in asphalt and concrete pavement to support the hanger building.

Existing Site Drainage:

- Drainage Tributaries: Site drainage flows generally from north to south with three separate tributaries (westerly, central, and easterly).
  - ***Westerly Tributary:*** The westerly tributary includes drainage from the parking field to the north of the warehouse as well as a portion of the courtyard drainage wich surface flows to the northerly drive aisle.

    CRITICAL: The westerly tributary also receives surface runoff from the northern property (160 N Cypress Street) via a surface opening in the northerly gate.

    All runoff from the westerly tributary is collected at the northwest corner of the warehouse building and discharged to Cypress Street via a 10" concrete pipe which runs along the westerly face of the structure and discharges to a catch basin on the northerly curb face of Almond Avenue near the center of he warehouse building.
  - ***Central Tributary:*** The central tributary includes drainage from the courtyard area as well as a majority of the office building roof and a smaller portion of the warehouse roof. All drainage within this tributary is captured via roof drains or inlets and directed to the existing truck dock. Located within the truck dock is a recycled water system (2 – 5' diameter by 3' depth cisterns) as well as a 24"x 24" concrete catch basin placed at the southwest corner of the truck dock. Low flows are captured in the rainwater harvesting system whereas high flows are captured in the truck dock void space and pumped up to and discharged to the curb face on Almond Avenue.

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  - ***Eastern Tributary:*** the eastern tributary is comprised of a small portion of the office roof (overhand area only) as well as the easterly surface parking lot. All drainage sheet flows to the existing curb and gutter on Almond Avenue or Cypress Street.
- Downstream Conditions: All runoff from the project site is captured in the catch basin located on the north curb face of Almond Avenue. Drainage is then conveyed in an 18" CMP Arch across the street to a shallow catch basin and subsequently conveyed westerly under the railroad tracks via a similar CMP arch culvert and discharged at grade to the curb and gutter of Almond Avenue to the west of the railroad tracks.

GRADING & DRAINAGE:

Proposed Grading:

- Westerly Tributary:
  - Asphalt grind and overlay will be required along the northerly face of the warehouse building to blend the expanded building footprint to the existing grades. Drainage patterns along the north of the structure will be maintained with surface runoff being directed to the westerly property line.
  - The FFE of the western egress doors will be raised by 8" in order to provide separation from the secondary overflow drainage course that is located along the railroad right of way. Egress paths will be raised above existing grade and join paths of travel along the north and south.
- Central Tributary:
  - Existing courtyard improvements will be fully removed with the truck dock protected in place to the maximum extent possible. Grated inlets, slot drains, and subdrain systems will be utilized to capture surface runoff and direct the runoff to a catch basin located at the southerly corner of the courtyard (see drainage and water quality section for further detail)
  - The FFE of the easterly office building is approximately 1.5' higher than the warehouse building. Stairs and ADA compliant ramps will be utilized to combine paths of travel from the easterly office building to the warehouse.
  - ADA parking stalls will be striped and designated at the northeast corner of the courtyard to service the proposed hanger structure. Grading and ADA compliance review will be conducted on the existing stalls to confirm if grading improvements are required to achieve required grads.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary
- Public Street improvements:
  - Existing sidewalk and curb and gutter will be removed and replaced along the entire frontage of Almond Avenue. New sidewalk will be constructed per Class I Parkway City of Orange Standards.
  - Existing driveway along Almond Avenue will be reconstructed per City Standards
  - Existing curb ramp at the northwest corner of Almond & Cypress will be reconstructed.
  - Existing street light on power pole will be removed and a new street light, pull box, and conduit will be installed on Almond Avenue per City Standards.

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- Street improvements on Cypress Street will remain unchanged.

Proposed Drainage & Hydrology:

- Proposed site drainage will match existing drainage patterns and discharge all site runoff to the curb and gutter of Almond Avenue. Further hydrology and hydraulic studies will be required to verify adequacy of existing drainage systems and to confirm the HGL of anticipated large storm events. The concepts below outline the approach that will be taken within each tributary:
- Westerly Tributary:
  - Primary capture of drainage will be in existing 24" grated in let at western edge of property which flows to a 10" Concrete Pipe and subsequent 18"/21" CMP Arch culvert under the railroad.
  - Secondary capture and flood protection will be provided along the western property line with a high flow parkway drain connecting any runoff not captured in the storm drain to the curb and gutter along Almond Street.
- Central Tributary:
  - All drainage captured via inlets and roof drains will be directed to the 24" grated inlet located at the southern edge of the courtyard. Water quality flows will be diverted from this inlet to the ultimate water quality treatment system (see below).
  - Peak flow runoff from small and large storm events will then designed to spill out of the 24" grated inlet to the proposed 24" parkway drain towards Almond Avenue.
  - Depending on results of the hydrology report and pre/post runoff analysis, the existing truck dock void space may continue to be utilized for peak flow mitigation measures. Further studies are pending and will be submitted to the City.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary

Water Quality

- The proposed project will reconstruct and grade more than 5,000 SF of impervious area and will be subject to implementation of water quality improvements. A pWQMP is in progress and will be submitted. Schematic grading and drainage has assumed a project impact area of 10,000 SF for water quality purposes for which a design capture volume of 550 Cubic Feet is assumed.
- Geotechnical review and infiltration studies are pending. Preliminary review has indicated groundwater is approximately 20' below grade and may be feasible however, adequate clearance from existing structures and property lines may result in an infeasibility determination. For the purpose of this submittal, a schematic footprint for a 550 cubic foot, open bottom infiltration system has been shown.
- Should infiltration be deemed infeasible, proprietary flow based water quality treatment systems will be recommended with post treatment water quality flows being pumped directly to the curb face via a new curb drain.

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SITE UTILITIES

Domestic Water System

- Both structures on the existing site are serviced by a single, 2" water meter located on Almond Avenue.
- Existing 2" services will be intercepted after the meter and will be directed to a new 2" backflow device. Services will then be reunted on site and reconnected to the two existing structures.

Fire Water System

- The hangar building is currently services by a direct fire water connection and underground check valve on Almond Avenue. The office building is currently sprinklered.
- Existing fire water services on Almond Avenue is proposed for abandonment per City Standards and a new 6" – 8" fire water connection is proposed on Cypress Street (pending final hydraulic analysis).
- A new double detector check and private fire hydrant will be constructed on site pre Orange Fire clearance requirements
- A dedicated fire water connection will be constructed for each building with associated PIV and FDC to services the proposed sprinkler systems.

Irrigation Water System

- No dedicated irrigation meter or backflow device currently exists on site.
- The proposed development will install a single, 1" irrigation meter and backflow devices to service the proposed landscaping improvements.

Sewer System

- The hangar building is currently services by a sewer lateral on Almond Avenue which connects to an existing 6" VCP sewer main that flows westerly.
- The Office building is currently services by a sewer lateral on Cypress Street which connects to an existing 8" VCP sewer main.
- Existing sewer laterals for both structures are proposed for reuse. Utility locating will be required to confirm the location and depth of the existing sewer laterals.
- Pending potential depth constraints, a new sewer lateral has been shown to connect the coffee shop plumbing to the existing sewer main on Cypress Street. The on-site sewer will connect to an existing sewer lateral for the site which was used to service prior improvements on the office property.

CONTACT INFORMATION

OWNER:
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ORANGE, CA 92866
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AO ARCHITECTS
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CIVIL ENGINEER:
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CULVER CITY, CA 90230
TAYLOR LOUDEN 310.874.8783
TAYLOR@HISTORICALARCHITECT.COM

ZONING

CURRENT: USE 200, OTMU-15 (SP)
NATIONAL REGISTER OLD TOWN DISTRICT
LOCAL OLD TOWN ORANGE HISTORIC DISTRICT

BUILDING AREA TABULATION & INFORMATION

EAST BUILDING - OFFICE BUILDING

OCCUPANCY TYPE
(E) OCCUPANCY TYPE: B
(N) OCCUPANCY TYPE: B/A

OCCUPANCY LOAD
AREA:
A OLF (1:15) 3,145 SQFT: 210
B OLF (1:150) 3,302 SQFT: 22
TOTAL: 232

BUILDING CONSTRUCTION TYPE:
VB, FULLY SPRINKLERED

WEST BUILDING - WAREHOUSE

OCCUPANCY TYPE
(E) OCCUPANCY TYPE: S
(N) OCCUPANCY TYPE: B/A

OCCUPANCY LOAD
AREA:
A OLF (1:15) 7,583 SQFT: 506
B OLF (1:150) 12,157 SQFT: 81
TOTAL: 587

BUILDING CONSTRUCTION TYPE:
VB, FULLY SPRINKLERED
1925 (STEEL CONSTRUCTION)

BUILDING AND SITE SUMMARY

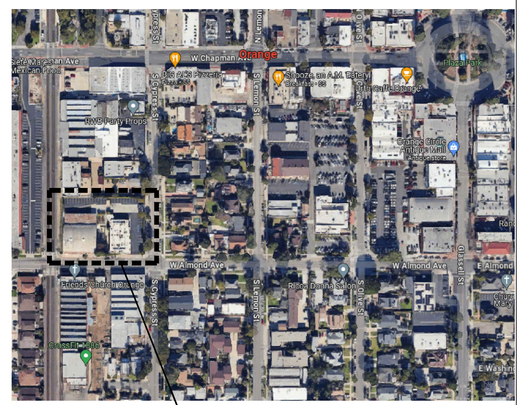
SITE AREA:	48804	1.120386 ACRES	
TOTAL EXIST. BUILDING AREA:	17899	S.F. EXISTING TO REMAIN	
WEST BUILDING (WAREHOUSE)	11,452	S.F.	
EAST BUILDING (OFFICE)	6,447	S.F.	
F.A.R. (EXISTING)	0.37		
TOTAL PROPOSED BUILDING AREA:	19740	1841	NEW S.F.
WEST BUILDING (WAREHOUSE)	13,293	S.F.	
EAST BUILDING (OFFICE)	6,447	S.F.	
F.A.R. (PROPOSED)	0.40		

*A-3, VB, FULLY SPRINKLERED, ALLOWABLE AREA = 24,000 S.F. PER CBC 2022 TABLE 506.2
*B, VB, FULLY SPRINKLERED, ALLOWABLE AREA = 36,000 S.F. PER CBC 2022 TABLE 506.2

PARKING SUMMARY:

REQUIRED	236	STALLS	PER OCM
	33 SPACES PER 1,000 FOR GENERAL ASSEMBLY BASED ON A TOTAL ASSEMBLY AREA OF 7,150 SF - AREA REQUIRED FOR CURRENT PROPOSED USE - INCLUDING NEW CHURCH, CAFE, OUTSIDE PATIO 'THE YARD' AND NEW CHURCH OFFCIES		
(E) ON-SITE PARKING	38	STALLS	INCLUDING 4 ADA STALLS
OFFSITE PARKING	198		ADDITIONAL PARKING WILL BE OBTAINED THROUGH AN OFFSITE PARKING AGREEMENT BY OWNER

PURSUANT TO AB 2097, THE CITY CANNOT IMPOSE ANY MINIMUM PARKING STANDARDS ON PROJECTS THAT ARE WITHIN ½ MILE OF A HIGH QUALITY TRANSIT STOP (WHICH IS THE TRAIN STATION IN OLD TOWNE), THEREFORE, THERE IS NO MINIMUM OFF-STREET PARKING REQUIREMENT FOR THIS PROJECT.



SANTA FE DEPOT SPECFIC PLAN

THIS PROPERTY IS LOCATED WITHIN THE SANTA FE DEPOT SPECIFIC PLAN AND IS SUBJECT TO REVIEW AND APPROVAL FOR CONSISTENCY WITH THE SANTA FE DEPOT SPECIFIC PLAN GUIDELINES.

ADDRESS

180 S CYPRESS ST & 527 W ALMOND AVE.
ORANGE, CA 92866

LEGAL DESCRIPTION

CHUBBS ADD LOT 8 BLK B AND LOTS 9 TO 13 INC BLK B TR 178
APN(S): 390-661-05

FIRE REQUIREMENTS

FULLY AUTOMATIC FIRE SPRINKLER SYSTEM BUILDING INSTALLED IN ACCORDANCE WITH NFPA 13 AS REQUIRED BY CFC SECTION 903.2.1.2(4) AND/OR CHBC SECTION 8-410.1.

4 PUBLIC FIRE HYDRANTS BETWEEN 500'.

ENVELOPE FIRE RATINGS

EXISTING BUILDING COMPLY, PER CBC SECTION 508, SECTION 601 & 602.

A- EXTERIOR WALL FIRE-RESISTANCE RATING (TABLE 508.4):	NON-RATED
B- SEPARATION WALLS (TABLE 601 & 602):	NON-RATED
C- ROOF ASSEMBLY	NON-RATED

FRIENDS

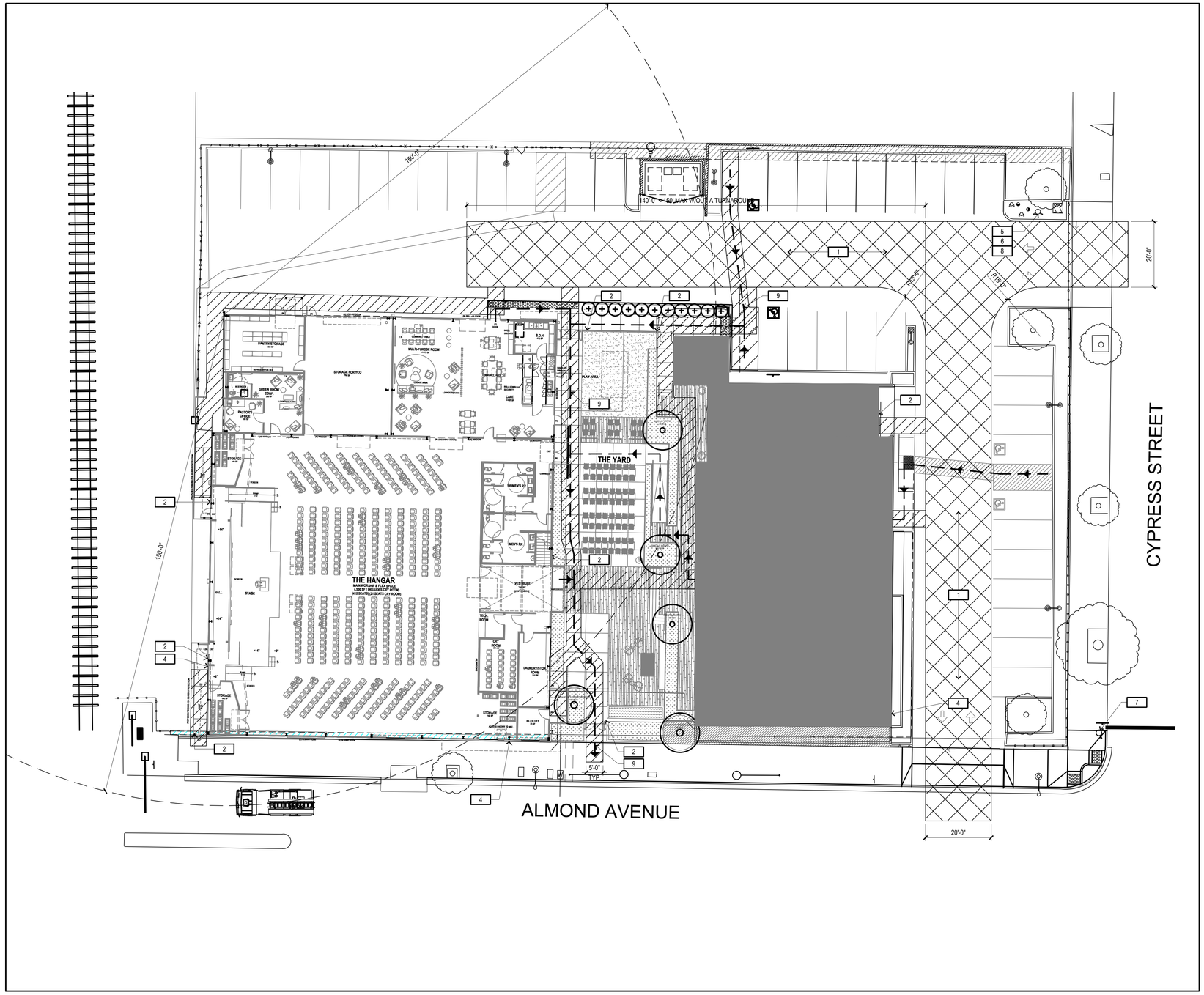
FRIENDS CHURCH - THE HANGAR
180 S. CYPRESS, ORANGE, CA

BASIS OF DESIGN NARRATIVE
SITE INFORMATION

Architecture. Design. Relationships.
www.aoarchitects.com

00.1

Job No. 2023-0553
Date: 2026-01-08



FIRE MASTER PLAN NOTES

PRIOR TO PERMIT APPLICANT SHALL PROVIDE A LETTER OR STATEMENT, WET-STAMPED AND SIGNED BY A REGISTERED ENGINEER ON THE PLANS CERTIFYING THAT ANY NEW ROADWAY MEETS THE 68,000 POUND ALL WEATHER REQUIREMENT OR DENOTE THAT THE DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT ROUGH GRADING PLAN SUBMITTAL. EMBED LETTER OR NOTE ON FMP.

SEE CIVIL DRAWINGS FOR REQUIRED FIRE FLOW.

DEFERRED PLAN SUBMITTALS

FIRE SPRINKLERS

UNDERGROUND FIRE LINE SERVICE

FIRE SPRINKLER MONITORING/ALARM SYSTEM

COMPRESSED/LIQUEFIED BULK TANKS (IF APPLICABLE)

KEY NOTES

1 A MINIMUM 20-FOOT-WIDE FIRE ACCESS ROADWAY SHALL EXTEND TO WITHIN 150 FEET OF ALL FIRST FLOOR EXTERIOR WALLS OF THE PROPOSED BUILDINGS AS MEASURED ON THE EXTERIOR OF THE BUILDING. DENOTE MEASUREMENTS COMPLYING WITH THIS REQUIREMENT.

THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT FIRE APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEM REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAY SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. PLACE NOTE ON FMP.

2 KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE. IDENTIFY LOCATION ACCORDING TO THE FOLLOWING:

AT A MINIMUM, KNOX DEVICES SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS:

a. THE MAIN ENTRY TO BUILDINGS EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.

b. DOORS, PERIMETER PEDESTRIAN GATES AND OTHER AREAS IDENTIFIED BY THE FIRE DEPARTMENT. AT LEAST ONE PEDESTRIAN GATE IS REQUIRED ON PERIMETER GATES.

c. VEHICULAR GATES ON DRIVER SIDE APPROACH. ELECTRIC GATES SHALL COMPLY WITH THE REQUIREMENTS OF AN AUTOMATIC OPENING DEVICE IN COMPLIANCE WITH UL 325 AND ASTM F-2200 IN ADDITION TO THE KEY OPENING DEVICE.

3 5-FOOT-WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.

TREES PLANTED ALONG THE FIRE ACCESS ROADWAY AND/OR FIREFIGHTER REQUIRED WALKWAY SHALL NOT IMPEDE THE REQUIRED MINIMUM 5'-0" WALKWAY WIDTH OR THE REQUIRED FIRE APPARATUS VERTICAL CLEARANCE OF 13'-6". THE TREES SHOULD BE A TYPE THAT THE NATURAL GROWTH PATTERN WOULD ALLOW THE REQUIRED VERTICAL CLEARANCE WITHOUT RELIANCE ON REGULAR MAINTENANCE OF THE TREE CANOPIES.

4 BUILDING ADDRESS LOCATION - APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. CFC CHAPTER 5, SECTION 505.1 AND OMC 15.52.080

ADDITIONAL ADDRESS MARKINGS MAY BE REQUIRED TO PROVIDE DIRECTION FROM APPROACH.

5 DOUBLE DETECTOR BACKFLOW DEVICE - SEE ALSO CIVIL

6 FIRE DEPARTMENT CONNECTION - SEE ALSO CIVIL

7 PUBLIC FIRE HYDRANT LOCATION (EXISTING)

8 NEW ON-SITE FIRE HYDRANT

9 ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

1/16" 0 2' 4' 8' 16' 24' 32'

TRUE NORTH

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

FIRE MASTER PLAN

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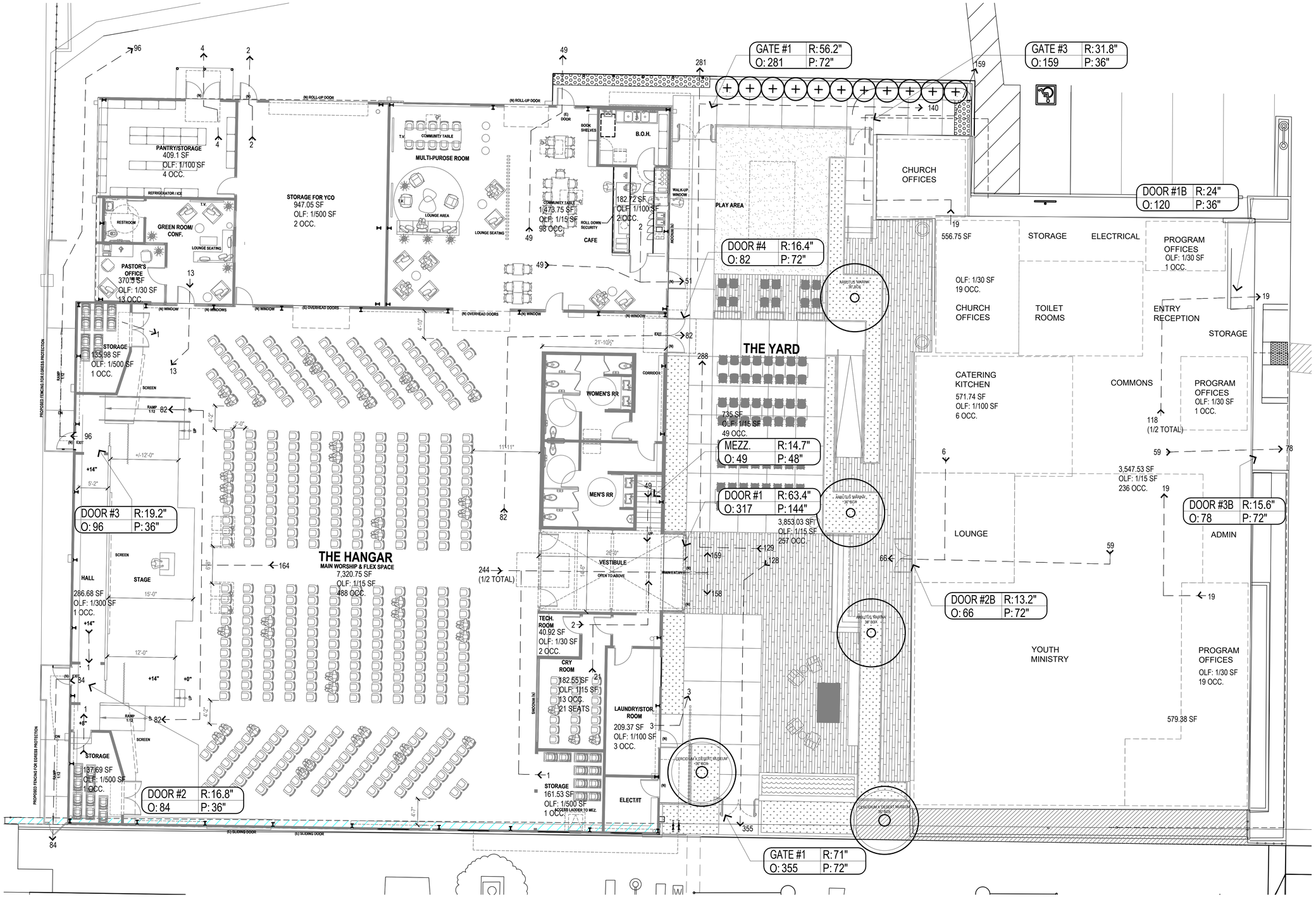
01.2

Job No. 2023-0553
Date: 2026-01-08



MEANS OF EGRESS GENERAL NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7' – 6". PROTRUDING MAY NOT REDUCE THE HEADROOM BELOW 80 INCHES ABOVE ANY WALKING SURFACE AND NO MORE THAN 50% OF THE CEILING AREA MAY BE REDUCED.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED AND SHALL BE ACCORDANCE WITH THE MANUFACTURES' INSTRUCTIONS AND EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.2 WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
3. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
4. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NO LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CONTINUED IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, GENERATOR AND THE INSTALLATION OF THE EMERGENCY BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1013.6.3)
5. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3.5).
6. EXIT SIGN SHALL BE LOCATED 48" MIN. TO BOTTOM OF BRAILLE LETTERING AND 60" MAX. TO BOTTOM OF TOP SIGNAGE LETTERING ABOVE FINISH FLOOR.
7. EXIT DOORS/GATES ARE REQUIRED TO SWING IN THE DIRECTION OF TRAVEL AND BE PROVIDED WITH PANIC HARDWARE IN AREAS WITH 50 OR MORE OCCUPANTS.
8. ALL DOORS ON THE ACCESSIBLE ROUTE OR CIRCULATION PATH HAVE A MAX OPENING FORCE OF 5 POUNDS.
9. MEANS OF EGRESS LIGHTING TO BE PROVIDED WITH EMERGENCY POWER BACK-UP SUPPLY PER CBC 1008.3
10. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL ILLUMINATED AND ALL TIMES. CBC 1013.5
11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT
12. THE FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. DUCT DETECTION SHALL BE REQUIRED FOR ALL AIR HANDLING SYSTEMS THAT EXCEED 2,000 CFM'S WILL NEED TO TIE IN TO EXISTING FIRE ALARM SYSTEM.

TRUE NORTH

1/8" 0 1' 2' 4' 8' 12' 16'

FRIENDS

FRIENDS CHURCH - THE HANGAR

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LIFE SAFETY PLAN

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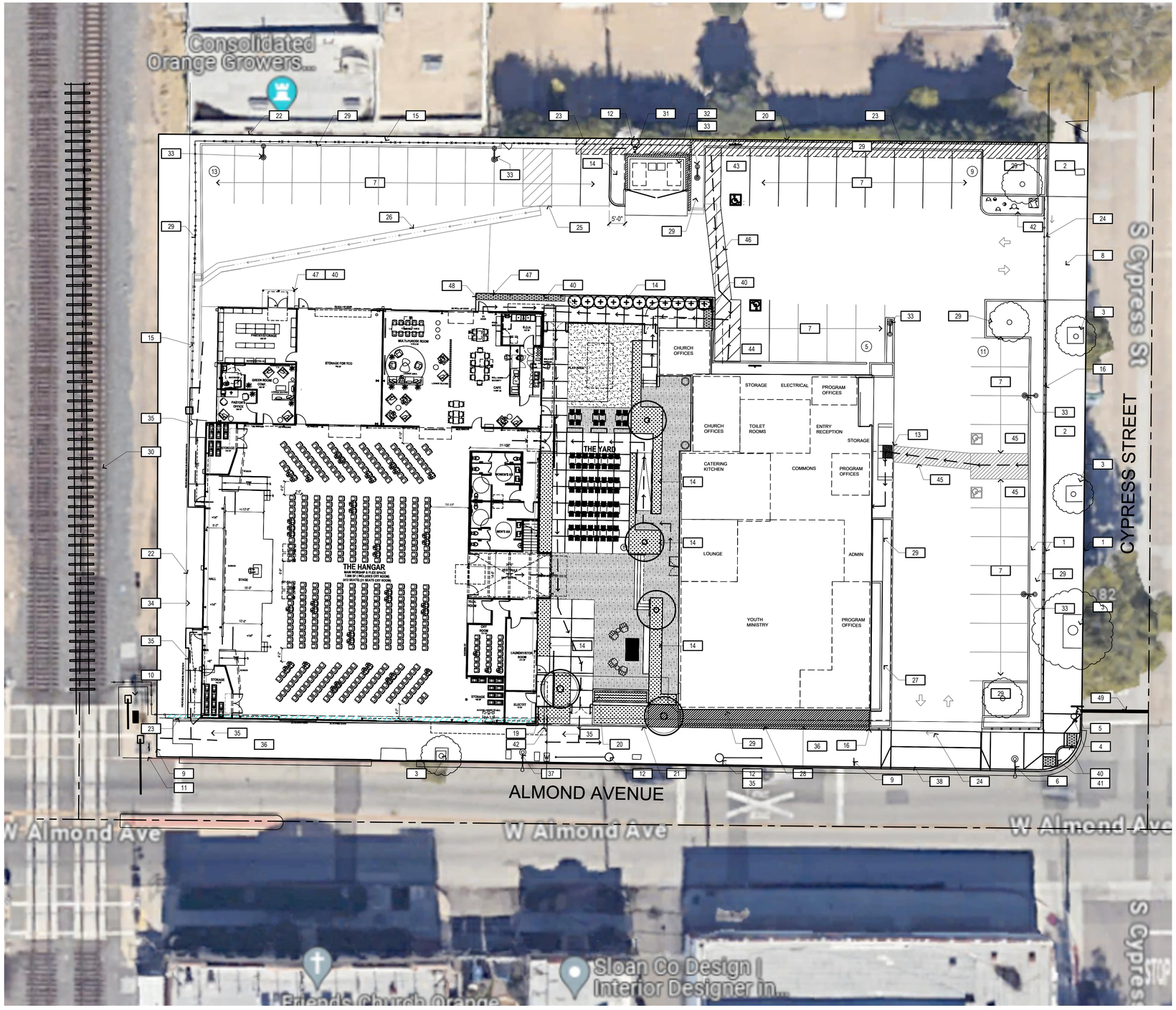


KEYNOTES

1 EXISTING CURB TO REMAIN
2 EXISTING SIDEWALK TO REMAIN
3 EXISTING STREET TREES TO REMAIN
4 EXISTING FIRE HYDRANT
5 RELOCATED STOP SIGN
6 EXISTING STREET LIGHT TO REMAIN
7 EXISTING PARKING SPACE(S) TO REMAIN
8 EXISTING CURBCUT TO REMAIN
9 EXISTING RR SIGN TO REMAIN
10 EXISTING RR PEDESTRIAN ARM TO REMAIN
11 EXISTING RR TRAFFIC ARM TO REMAIN
12 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
13 EXISTING TRUNCATED DOMES TO REMAIN
14 NEW PLANTER - SEE LANDSCAPE PLANS
15 EXISTING 8' HIGH COATED CHAINLINK FENCE TO REMAIN
16 EXISTING 4' HIGH STEEL PICKET FENCE TO REMAIN
17 NEW FIRE DEPARTMENT CONNECTION CONFIRM LOCATION ON SITE
18 EXISTING FIRE RISER W/ VERTICAL DOUBLE CHECK BACK FLOW PREVENTION ASSEMBLY
19 EXISTING GAS METER
20 EXISTING 8' CMU BLOCK WALL
21 EXISTING 6' STEEL PICKET FENCE
22 EXISTING PROPERTY LINE
23 EXISTING EASEMENT- SEE CIVIL
24 EXISTING OPERABLE GATE
25 EXISTING LOADING ZONE
26 EXISTING GUTTER/SWALE
27 EXISTING LOW WALL PLANTER
28 EXISTING GATE POSTS
29 EXISTING PLANTER
30 EXISTING TRAIN TRACKS
31 EXISTING TELECOM RISER
32 NEW TRASH ENCLOSURE PER CITY STD 409
33 NEW LIGHTPOLE WITH SHIELDING (SEE NOTES AND REQUIRMENTS BELOW)
34 EXPOSED DRAINAGE SWALE- SEE CIVIL
35 PARKWAY DRAINAGE UNDER SIDEWALK- SEE CIVIL
36 NEW SIDEWALK/CURB AND GUTTER- SEE CIVIL
37 NEW LIGHT POLE IN PUBLIC RIGHT OF WAY
38 NEW DRIVEWAY APPROACH- SEE CIVIL
39 REMOVE STREET LIGHT FROM EXISTING POLE
40 NEW TRUNCATED DOMES
41 NEW CURB RAMP- SEE CIVIL
42 NEW UTILITIES- SEE CIVIL
43 NEW ACCESSIBLE PARKING SPACE W/ ADJACENT LOADING AREA. SEE DETAIL ON THIS SHEET
44 NEW VAN ACCESSIBLE PARKING SPACE W/ ADJACENT LOADING AREA. SEE DETAIL ON THIS SHEET
45 EXISTING STANDARD AND VAN ACCESSIBLE PARKING SPACE WITH ADJACENT LOADING AREA AND PATH OF TRAVEL TO REMAIN
46 NEW ACCESSIBLE PATH OF TRAVEL STRIPING
47 NEW PROTECTIVE BOLLARDS
48 NEW PAINTED STEEL GUARDRAIL
49 NEW STOP BAR- SEE CIVIL

SITE LIGHTING REQUIREMENTS

UNCOVERED PARKING LOTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF ONE FOOT-CANDLE OF LIGHT ACROSS THE ENTIRE PARKING SURFACE. PROVIDE A PHOTOMETRIC PLAN FOR THE PROPOSED PARKING AREAS FOR THIS PROJECT. INCLUDE PHOTOMETRIC VALUES 10 FEET BEYOND THE EAST PROPERTY LINE. LIGHT SPILLAGE ONTO ADJACENT RESIDENTIAL AREA SHALL NOT EXCEED .50 FOOT-CANDLES OF LIGHT.

AISLES, PASSAGEWAYS AND RECESSES RELATED TO AND WITHIN THE PROJECT SITE SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST .50 FOOT CANDLES OF LIGHT AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDALISM RESISTANT COVERS.

CITY OF ORANGE CRIME PREVENTION NOTES

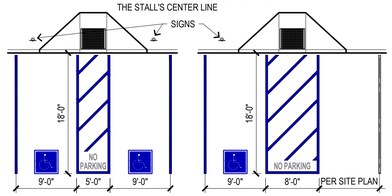
THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CITY OF ORANGE MUNICIPAL CODE CHAPTER 15.52, BUILDING SECURITY CONSTRUCTION STANDARDS REFERENCE ORDINANCE #6-22.

THIS PROJECT WILL BE SUBJECT TO MEASURES INCORPORATE THE CONCEPTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED), WHICH INVOLVES CONSIDERATIONS SUCH AS PLACEMENT AND ORIENTATION OF STRUCTURES, ACCESS AND VISIBILITY OF COMMON AREAS, PLACEMENT OF DOORS, WINDOWS, ADDRESSING, AND LANDSCAPING. CPTED PROMOTES PUBLIC SAFETY, PHYSICAL SECURITY AND ALLOWS CITIZENS THE ABILITY TO MONITOR ACTIVITY. IT IS BASED ON FIVE CONCEPTS TO PROVIDE NON-INVASIVE AND PERMANENT MEASURES TO PREVENT AND REDUCE CRIME: TERRITORIALITY, NATURAL SURVEILLANCE, ACCESS CONTROL, ACTIVITY SUPPORT, AND MAINTENANCE. THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS.

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE EGRESS UNOBSTRUCTED PATH OF TRAVEL- ACCESSIBLE (UNLESS NOTED OTHERWISE) WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%.

* STALL SIGN SHALL BE PLACED AT THE STALL END AND MAY PROJECT INTO THE STALL AT THE STALL'S CENTER LINE



DUAL REGULAR ACCESSIBLE STALLS — **SINGLE VAN ACCESSIBLE STALL**

REFLECTORIZED SIGN PANELMIN. OF 16GA. GALV. STL W/ PORCELAIN ENAMEL FINISH WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #15090 fo FED. STANDARD 595B. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN BOLTED TO GALV. STL PIPE

PICTOGRAM SHALL BE A MINIMUM OF 6" HIGH

2" DIA. GLAV. STEEL PIPE

SIGN SHALL BE A MINIMUM OF 70 SQUARE INCHES

7" 10" 7"

80" MIN. TO UNDERSIDE OF SIGN (POST MOUNTED)

60" MIN. FOR A WALL MOUNTED SIGN WHERE FOOTING DOES NOT OCCUR WHEN SIGN IS WALL MOUNTED

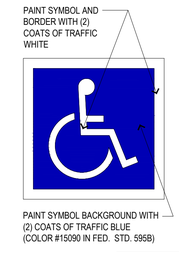
(PROVIDE ADD'L "VAN ACCESSIBLE" TEXT AT VAN ACCESSIBLE EVCS STALLS

E IDENTIFICATION SIGN

SIGN NOTES (§11B-812.8):
- WHERE FOUR OR FEWER TOTAL EVCS STALLS ARE PROVIDED ON THE SITE, IDENTIFICATION SIGN IS NOT REQUIRED.
- WHERE FOR FIVE TO 25 TOTAL EVCS STALLS ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE IDENTIFIED. STANDARD ACCESSIBLE EVCS STALLS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY THIS SIGN.
- WHERE FOR 26 OR MORE EVCS STALLS ARE PROVIDED, ALL REQUIRED VAN ACCESSIBLE AND ALL REQUIRED STANDARD ACCESSIBLE EVCS STALLS SHALL BE IDENTIFIED BY THIS SIGN.
- AMBULATORY EVCS STALLS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY A SIGN.

11B-502.6.4 ACCESSIBLE STALLS PAVEMENT MARKING

1. Each accessible car and van space shall have surface identification complying with either of the following schemes: §1B-502.6.4
   a. The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length. §1B-502.6.4.1
   b. The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space. §11B-502.6.4.2



NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MINIMUM 36 INCHES HIGH BY 36 INCHES WIDE AND SHALL BE ALIGNED WITH THE END OF THE STALL OR SPACE ADJACENT TO THE TRAFFIC AISLE SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE

1/8" 0 2' 4' 8' 16' 24' 32'

TRUE NORTH

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180 S. CYPRESS, ORANGE, CA

PROPOSED OVERALL SITE PLAN

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01

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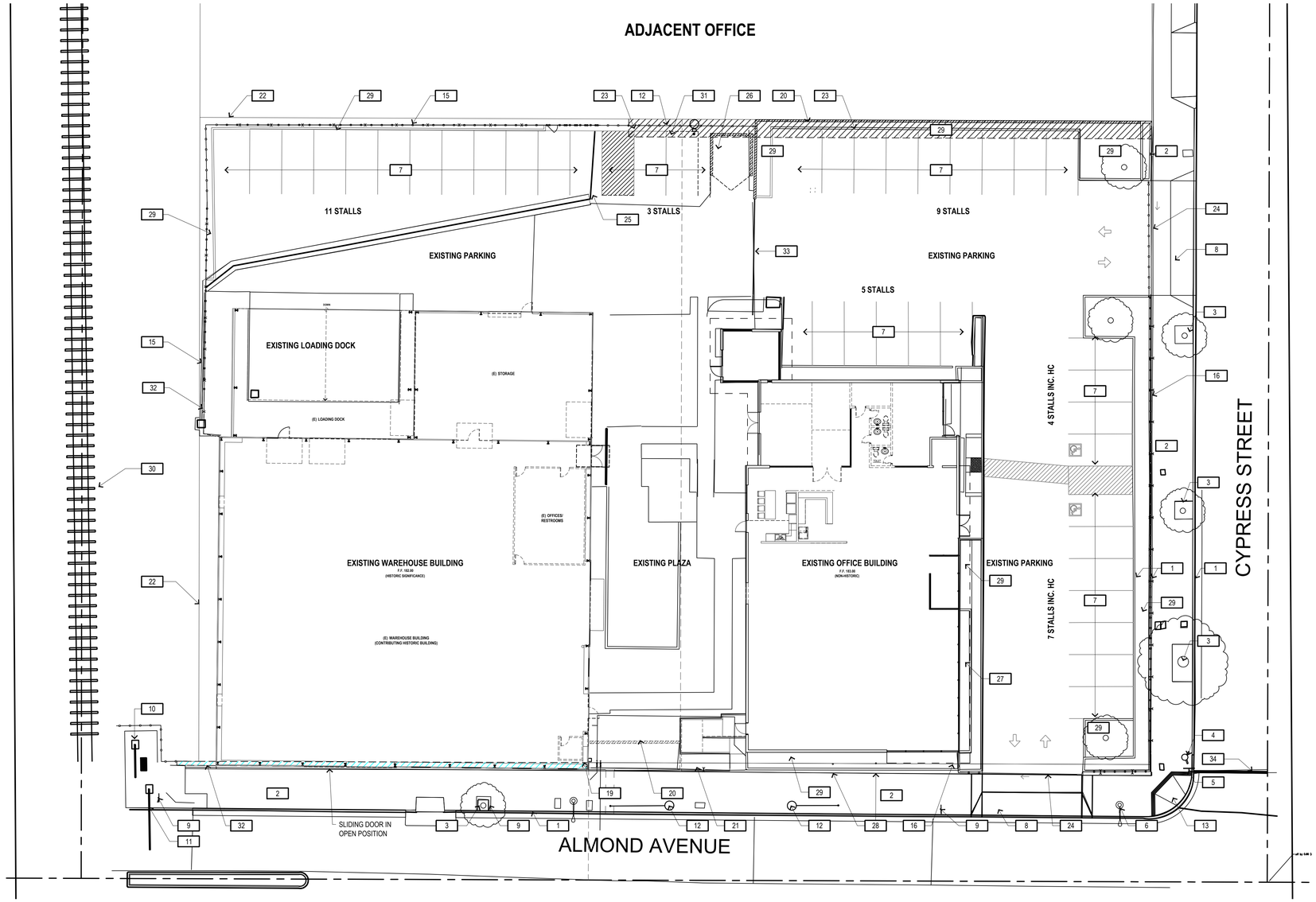

KEYNOTES

1 EXISTING CURB
2 EXISTING SIDEWALK
3 EXISTING STREET TREES TO REMAIN
4 EXISTING FIRE HYDRANT
5 EXISTING STOP SIGN TO BE RELOCATED
6 EXISTING STREET LIGHT TO REMAIN
7 EXISTING PARKING SPACE(S) TO REMAIN
8 EXISTING CURBCUT
9 EXISTING RR SIGN TO REMAIN
10 EXISTING RR PEDESTRIAN ARM TO REMAIN
11 EXISTING RR TRAFFIC ARM TO REMAIN
12 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
13 EXISTING CURB RAMP TO BE REPLACED
14 EXISTING SITE LIGHT TO BE RELOCATED
15 EXISTING 8' HIGH COATED CHAINLINK FENCE TO REMAIN
16 EXISTING 4' HIGH STEEL PICKET FENCE TO REMAIN
17 NOT USED
18 EXISTING FIRE RISER W/ VERTICAL DOUBLE CHECK BACK FLOW PREVENTION ASSEMBLY
19 EXISTING GAS METER
20 EXISTING 8' CMU BLOCK WALL
21 EXISTING 6' STEEL PICKET FENCE
22 EXISTING PROPERTY LINE
23 EXISTING EASEMENT PER CIVIL
24 EXISTING OPERABLE GATE
25 EXISTING LOADING ZONE
26 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED
27 EXISTING LOW WALL PLANTER
28 EXISTING GATE POSTS
29 EXISTING PLANTER
30 EXISTING TRAIN TRACKS
31 EXISTING TELECOM RISER
32 DEMO PORTION OF EXISTING FENCE - SEE PROPOSED PLAN FOR LIMITS
33 EXISTING OPERABLE GATE TO BE DEMOLISHED
34 EXISTING STOP BAR TO BE REMOVED- SEE CIVIL

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02

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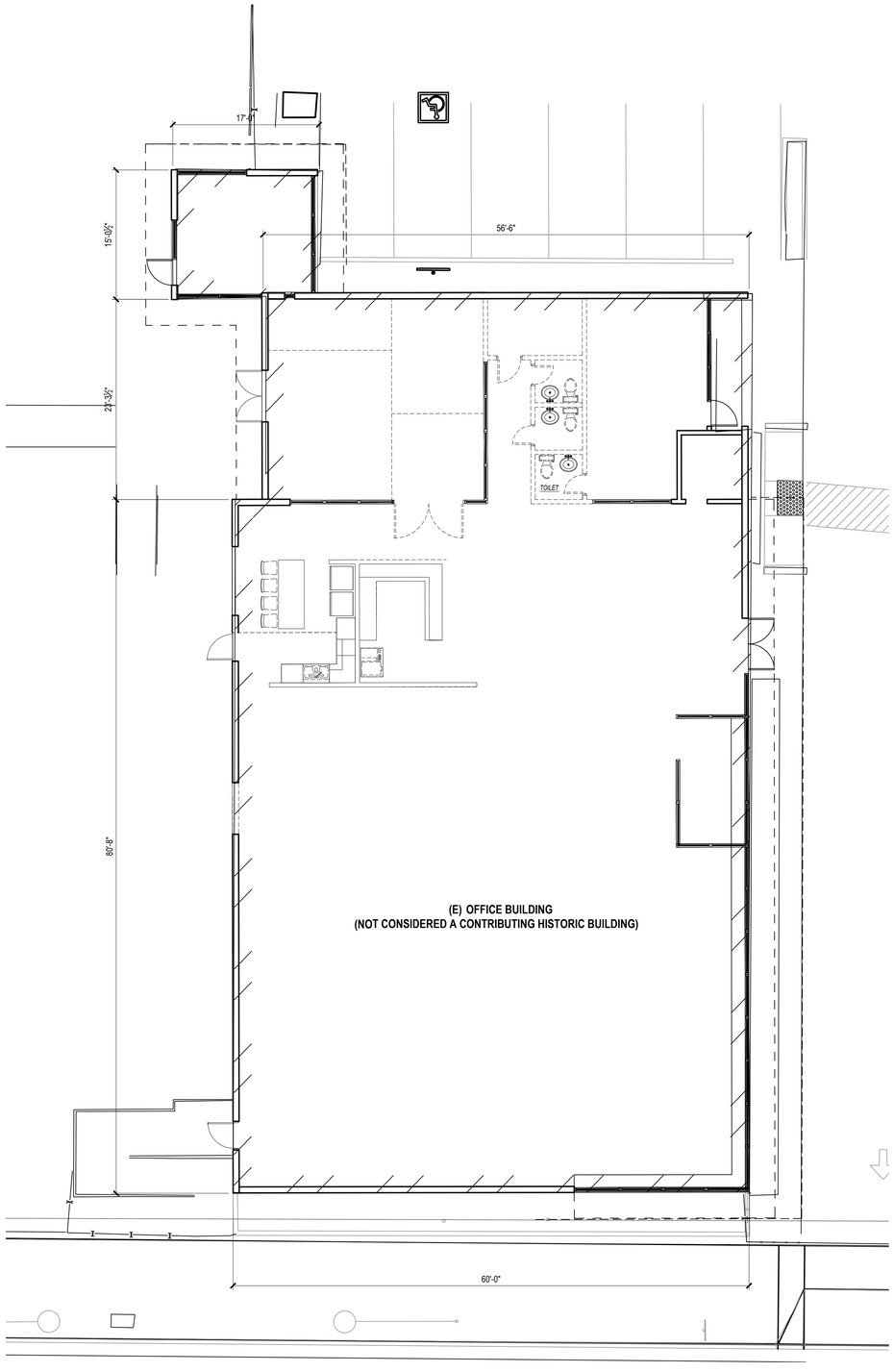

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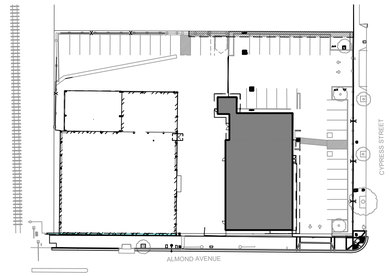
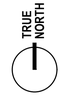


NOTES

NO MAJOR EXTERIOR CHANGES TO THIS BUILDING, SCOPE LIMITED TO INTERIOR TO BE PROVIDED AT A LATER DATE.



FRIENDS

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EAST BUILDING
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03

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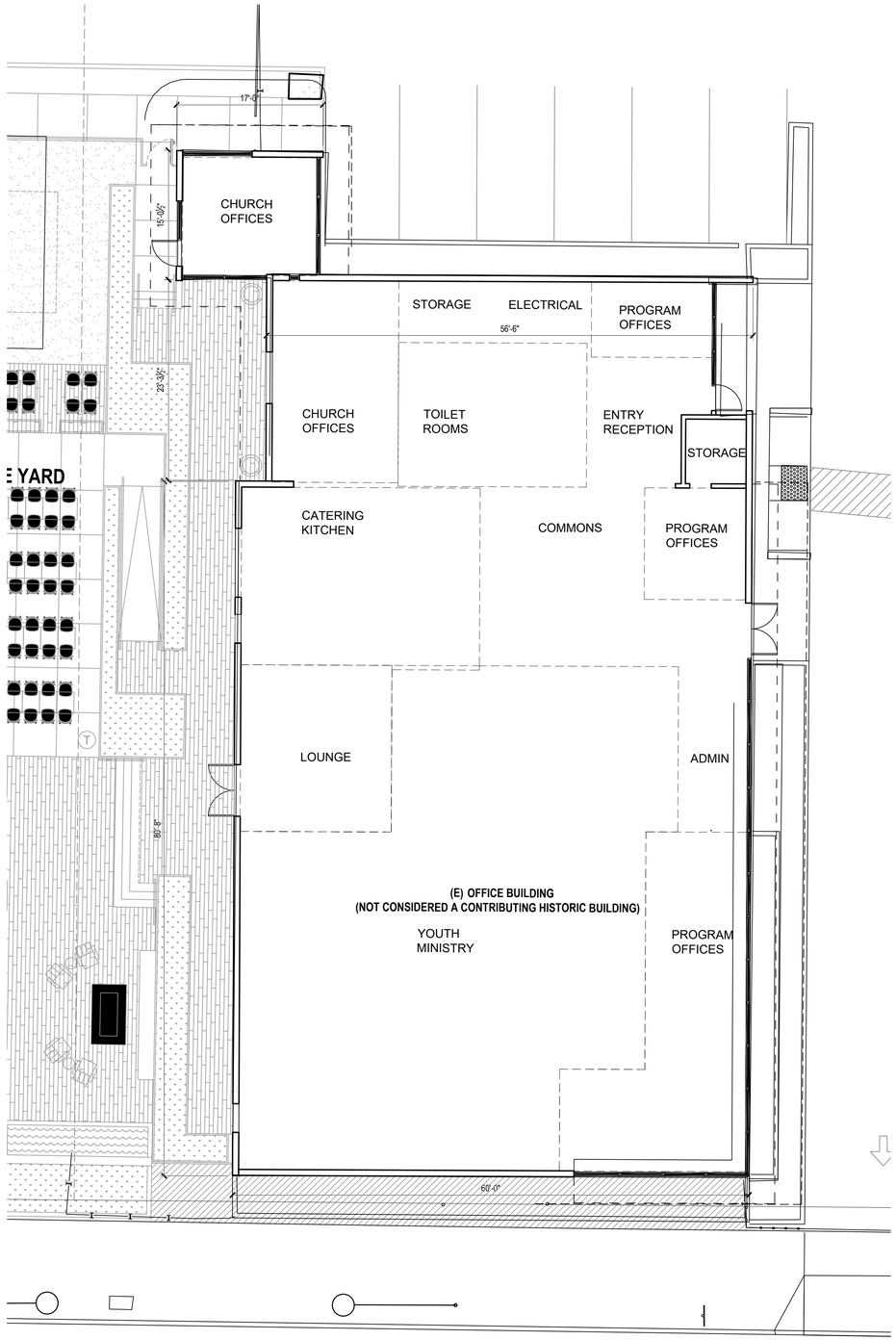

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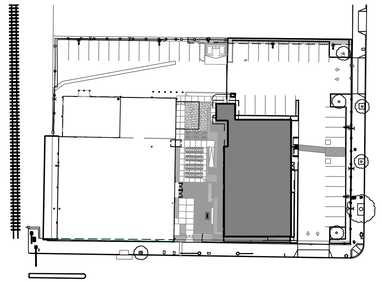
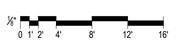
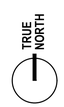


NOTES

THIS IS A CONCEPT/PROELIMINATY LAYOUT OF USE TO DETERMINE OCCUPANCY AND PARKING DEMANDS.

NO MAJOR EXTERIOR CHANGES TO THIS BUILDING, SCOPE LIMITED TO INTERIOR TO BE PROVIDED AT A LATER DATE.





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EAST BUILDING
PROPOSED FLOOR PLAN

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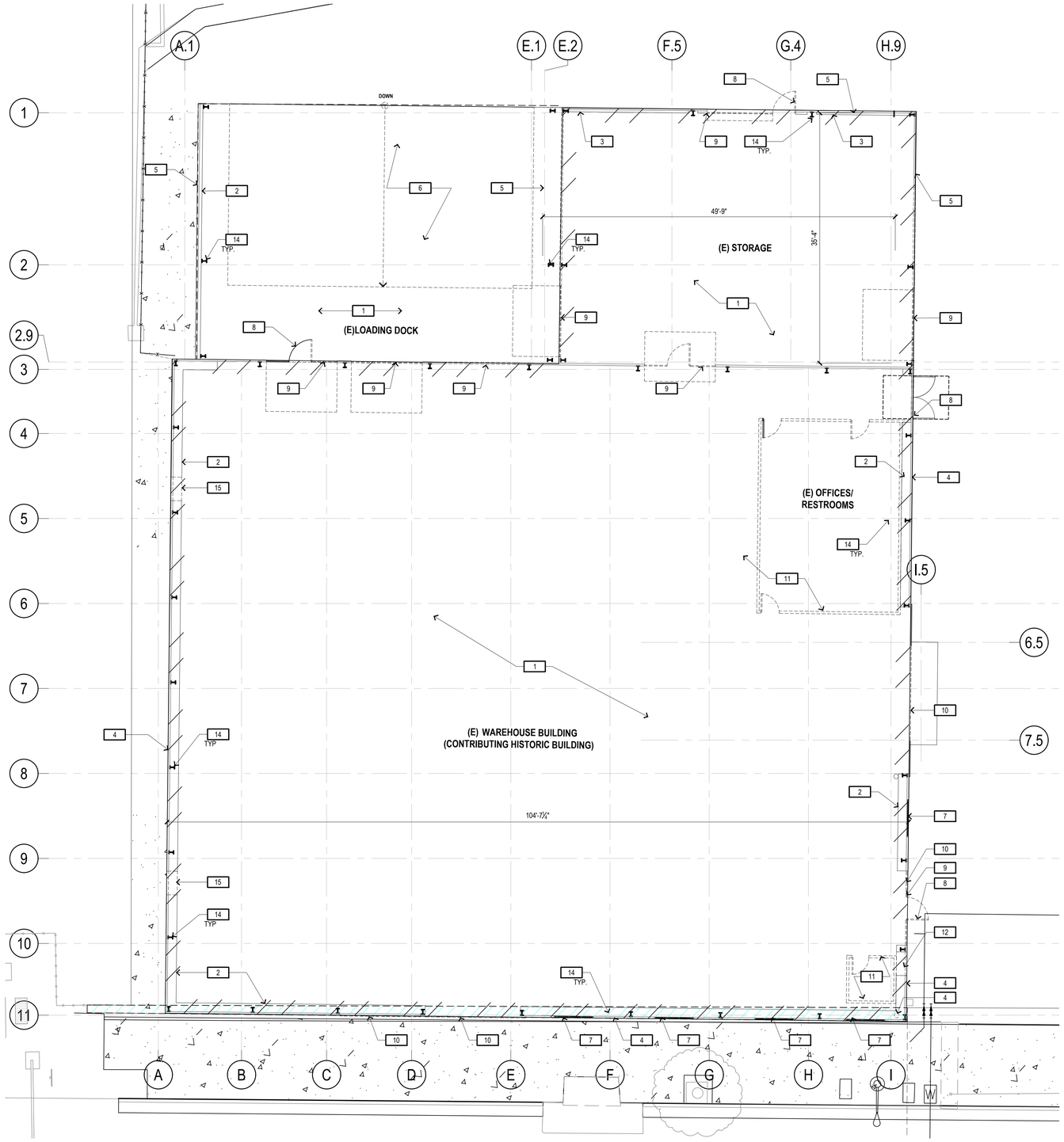

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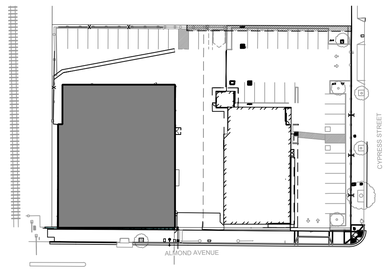
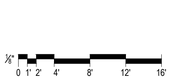


KEYNOTES

1	CONCRETE BUILDING SLAB
2	CONCRETE PERIMETER CURB
3	CMU BUILDING STEM WALL
4	PAINTED CORRUGATED METAL PANEL EXTERIOR CLADDING
5	PAINTED RIBBED METAL PANEL EXTERIOR CLADDING
6	LOADING DOCK TO BE PRESERVED IN PLACE
7	FIXED WINDOW TO BE PRESERVED IN PLACE
8	METAL DOOR TO BE REMOVED
9	OVERHEAD DOOR TO BE REMOVED, PROTECT FOR RE-USE
10	ROLLING DOOR TO REMAIN (FIXED IN PLACE)
11	INTERIOR DEMOLITION
12	ELECTRICAL PANEL ALL ELECTRICAL GEAR TO BE RECONFIGURED IN NEW ELECTRICAL ROOM
13	FIRE RISER
14	STEEL COLUMN (TYP.)
15	REMOVE PORTION OF WALL AND CURB FOR NEW EGRESS- SEE PROPOSED PLAN



FRIENDS

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180 S. CYPRESS, ORANGE, CA

WEST BUILDING
EXISTING FLOOR PLAN

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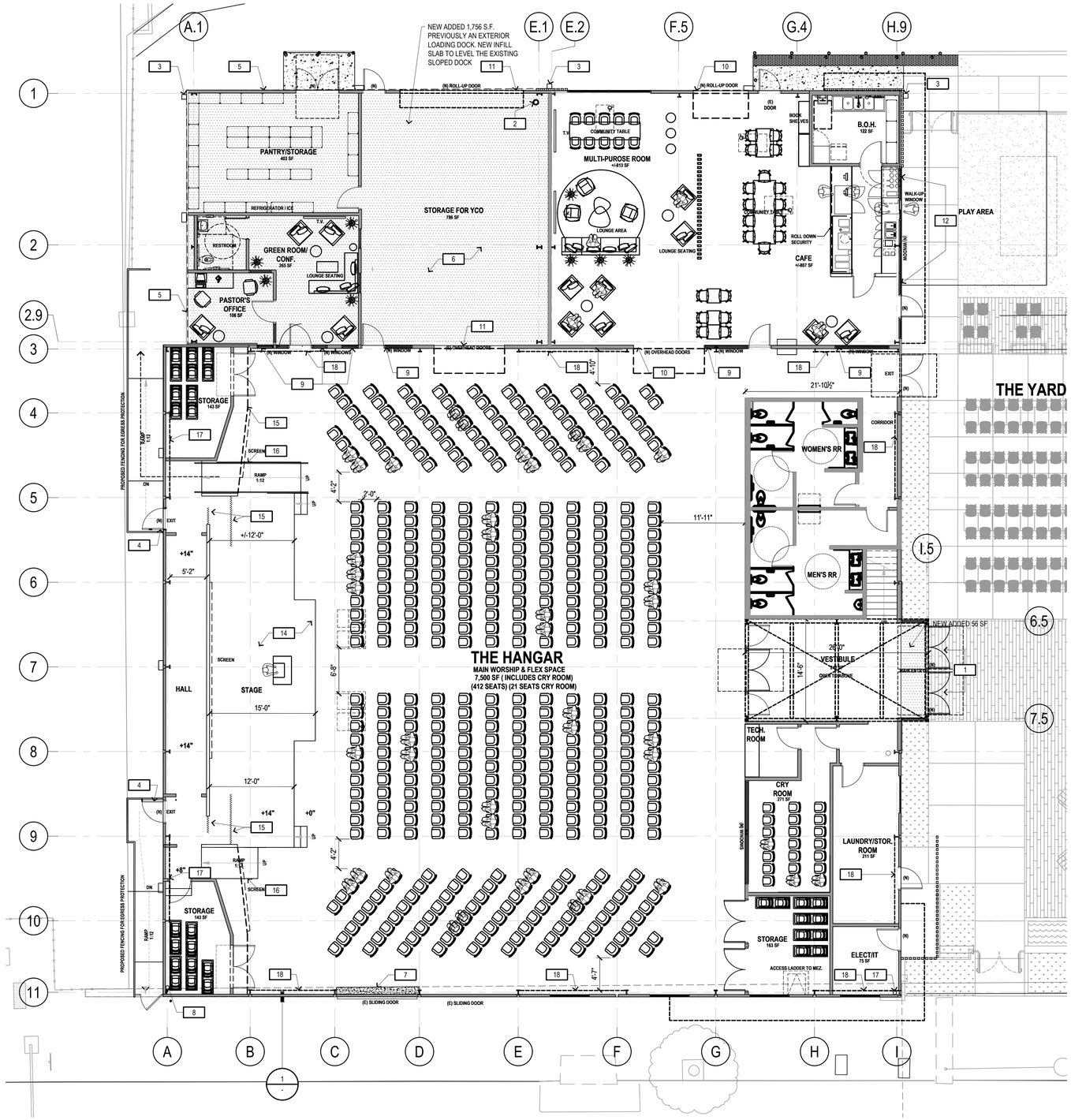
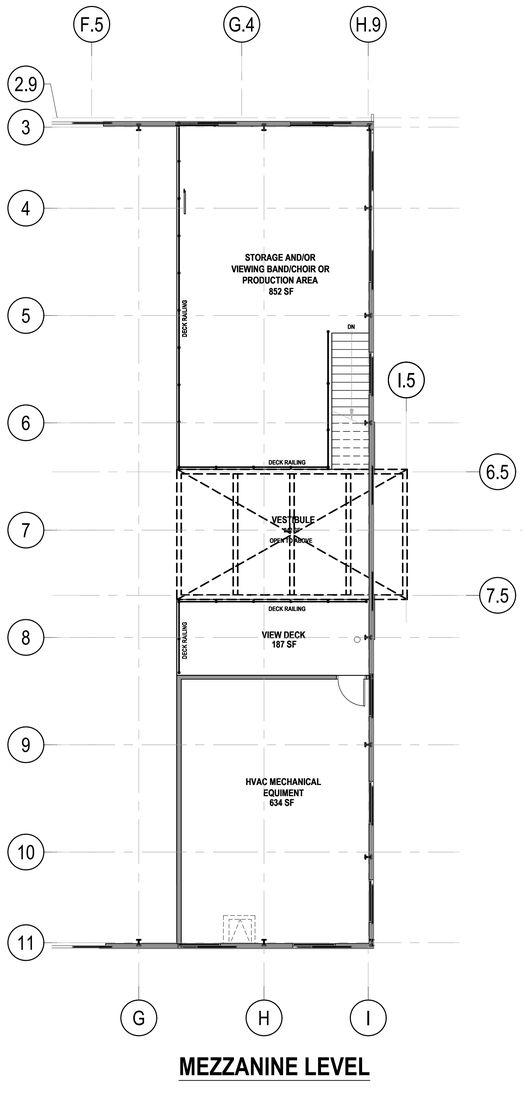
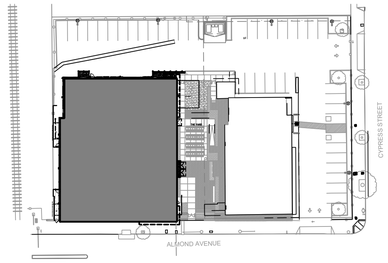




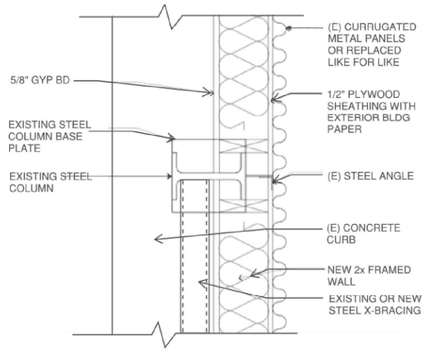
MEZZANINE LEVEL

KEY PLAN



KEYNOTES

1	MAIN ENTRY DOORS (HERCULITE)	11	NEW CORRUGATED OVERHEAD DOOR
2	NEW FIRE RISER	12	NEW EXTERIOR STOREFRONT GLAZING
3	NEW DOWNSPOUT	13	NEW STEEL ENTRY STRUCTURE
4	NEW OPENING IN EXISTING WALL	14	NEW PORTABLE STAGE
5	NEW INFILL IN EXISTING OPENING	15	NEW VISION DRAPERY
6	NEW INFILL GEOFOAM & CONC. SLAB @ LOADING DOCK	16	NEW CONC. RAMP W/ HAND RAILS
7	NEW CONC. CURB TO MATCH EXISTING	17	EXISTING SEISMIC BRACING
8	NEW INTERNAL ROOF DRAIN	18	NEW SEISMIC BRACING
9	NEW INTERIOR STOREFRONT GLAZING		
10	NEW OVERHEAD DOOR W/ GLAZING		



1 **EXTERIOR WALL ASSEMBLY**

TRUE NORTH

1/8" 0 1' 2' 4' 8' 12' 16'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

WEST BUILDING
PROPOSED FLOOR PLAN

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06

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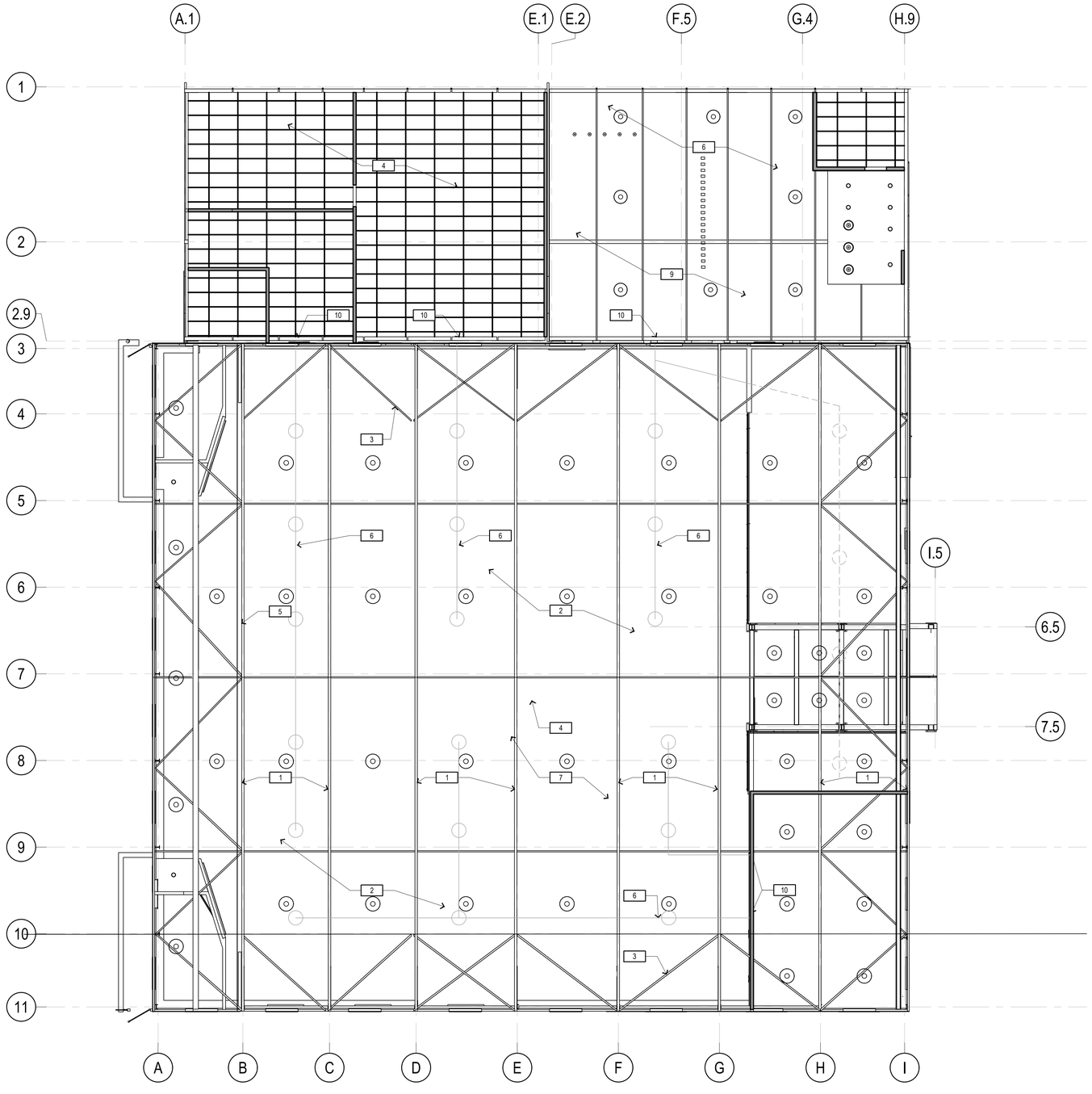
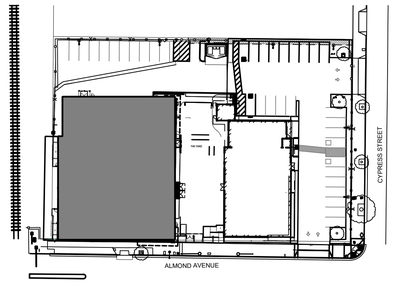
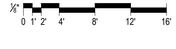


KEY PLAN



KEYNOTES

1	EXISTING STEEL BARREL VAULT TRUSSES TO BE EXPOSED
2	ACOUSTIC SOUND BOARD OVER UNDERSIDE OF DECK
3	EXISTING STEEL SEISMIC BRACING TO BE EXPOSED
4	24"X48" ACOUSTIC CEILING TILES
5	NEW PARTITION RAIL FOR ROOM DIVIDER SUPPORT
6	NEW EXPOSED MECHANICAL DUCTING
7	NEW HIGHBAY LIGHTING
8	NEW WOOD AND STEEL DECORATIVE
9	EXPOSED EXISTING METAL TRUSSES WHERE ALLOWED BY HEALTH CODE
10	SIDE THROW DUCTING
11	DOWNLIGHT



FRIENDS

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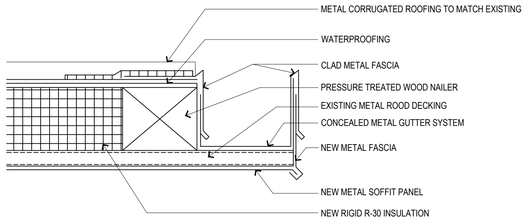
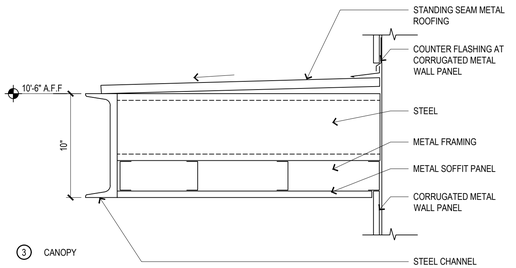
07

Job No. 2023-0553
Date: 2026-01-08

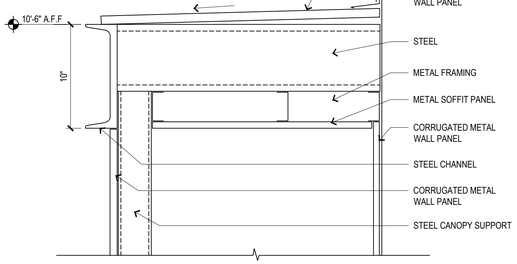
EXISTING ROOF:	PAINTED METAL DECK
PROPOSED ROOF	NEW METAL CORRUGATED ROOFING TO MATCH EXISTING OVER NEW RIGID INSULATIONS (R-30) OVER EXISTING METAL DECK. SEE DETAIL BELOW.
NOTES:	STRUCTURAL REVIEW OF EXISTING METAL DECK TO CONFIRM ITS REUSE



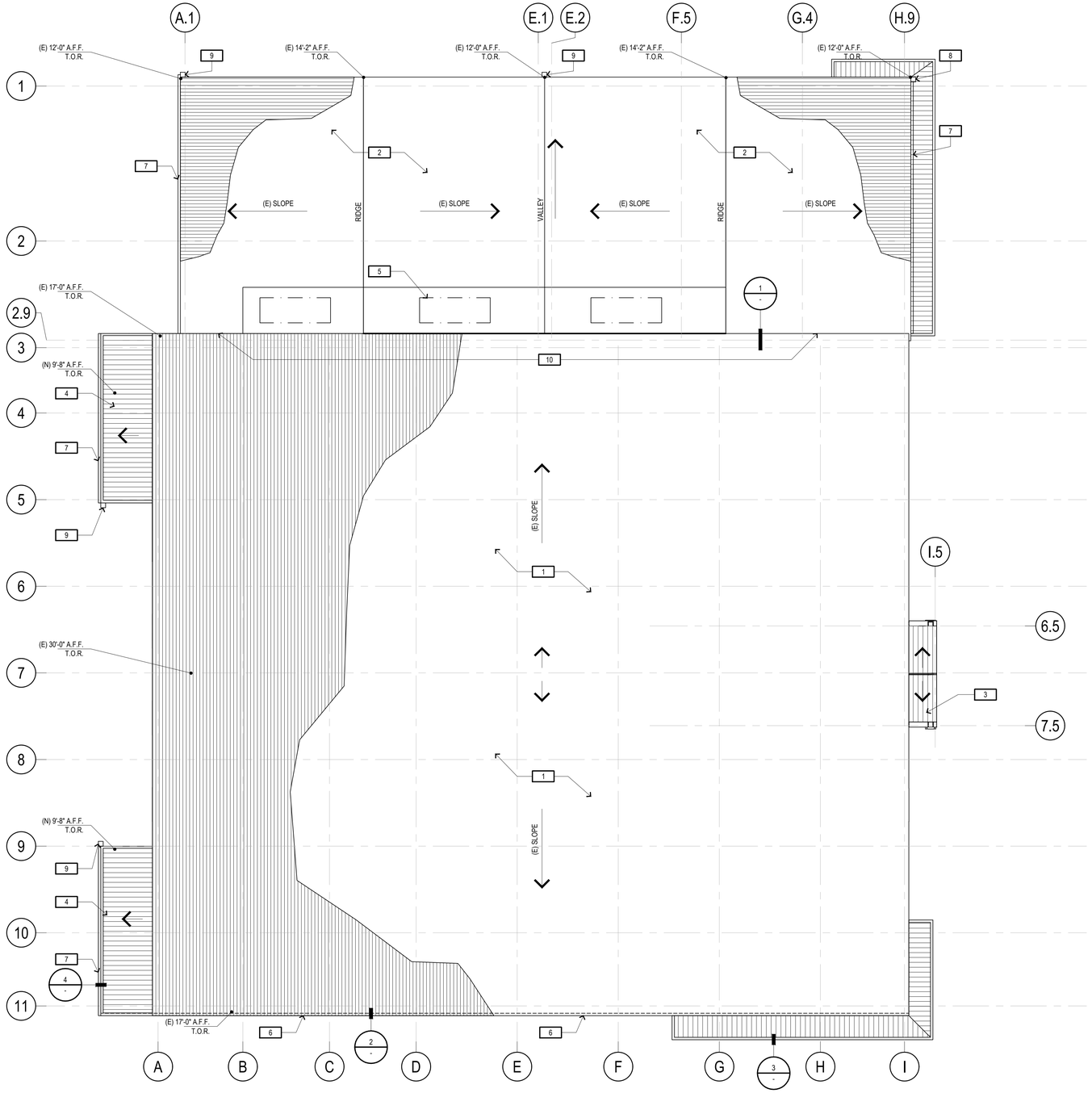
2 HIGH ROOF EVE W/ GUTTER



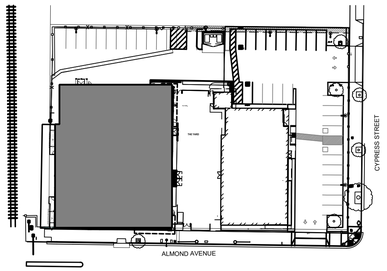
3 CANOPY



4 CANOPY OVER EGRESS



KEY PLAN

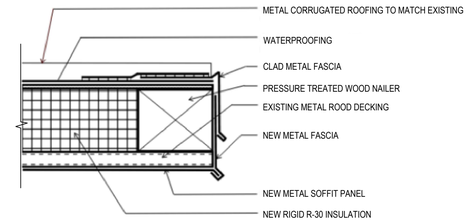


KEYNOTES

1. NEW HIGH ROOF - ROOFING SYSTEM - OVER CURRENT OR REPLACED CORRUGATED METAL PANEL SYSTEM WITH CONTINUOUS INSULATION PER T-24 REQUIREMENTS.
2. NEW LOW ROOF - ROOFING SYSTEM - OVER CURRENT OR REPLACED CORRUGATED METAL PANEL SYSTEM WITH CONTINUOUS INSULATION PER T-24 REQUIREMENTS.
3. NEW STANDING SEAM ROOFING OVER NEW ENTRY
4. NEW STANDING SEAM COVER OVER EXTERIOR EMERGENCY EGRESS AREAS
5. NEW MECHANICAL PLATFORM AND HVAC WITH SIDEWALL DUCTING
6. CONCEALED GUTTER SYSTEM W/ INTERNAL ROOF DRAIN TIED TO SD- SEE CIVIL
7. GUTTER (PAINTED - SEE ELEVATIONS)
8. EXTERIOR DOWNSPOUTS TIED TO SD SYSTEM
9. EXTERIOR COLLECTOR/OVERFLOW AND DOWNSPOUT-SPILL TO GRADE
10. DRAINAGE FROM HIGH TO LOW ROOF

ROOF ASSEMBLY

EXISTING ROOF:	PAINTED METAL DECK
PROPOSED ROOF	NEW METAL CORRUGATED ROOFING TO MATCH EXISTING OVER NEW RIGID INSULATIONS (R-30) OVER EXISTING METAL DECK. SEE DETAIL BELOW.
NOTES:	STRUCTURAL REVIEW OF EXISTING METAL DECK TO CONFIRM ITS REUSE



1 HIGH ROOF EVE

TRUE NORTH

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08

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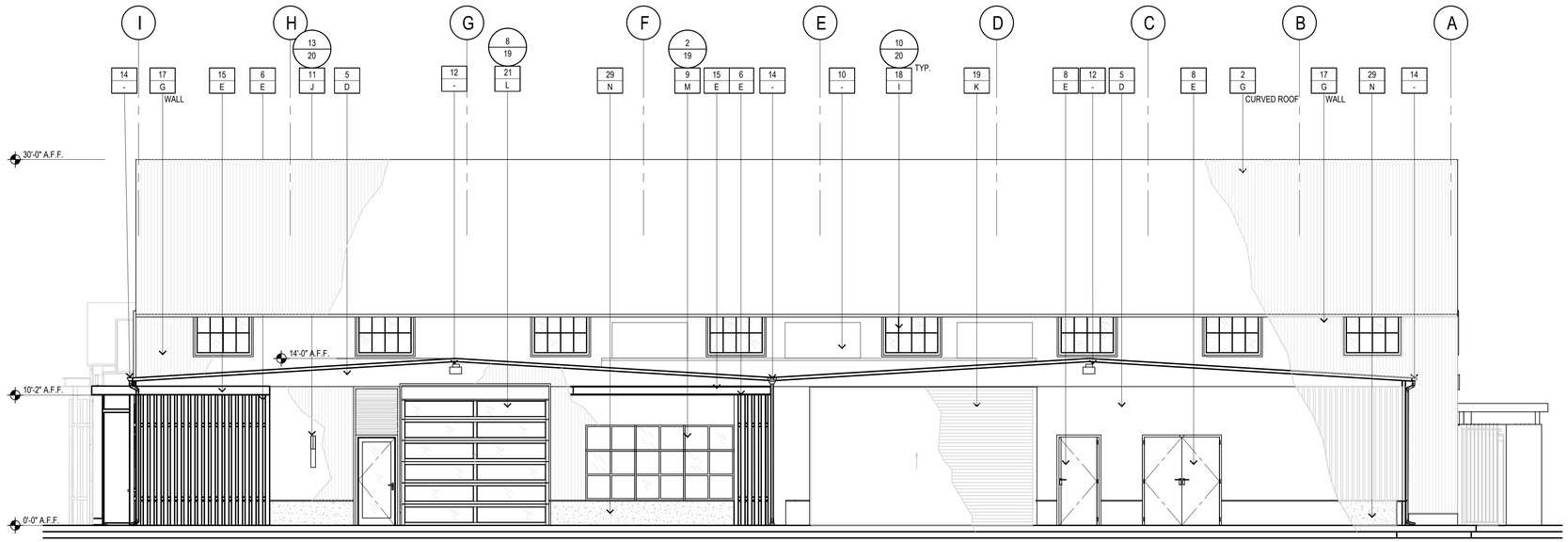
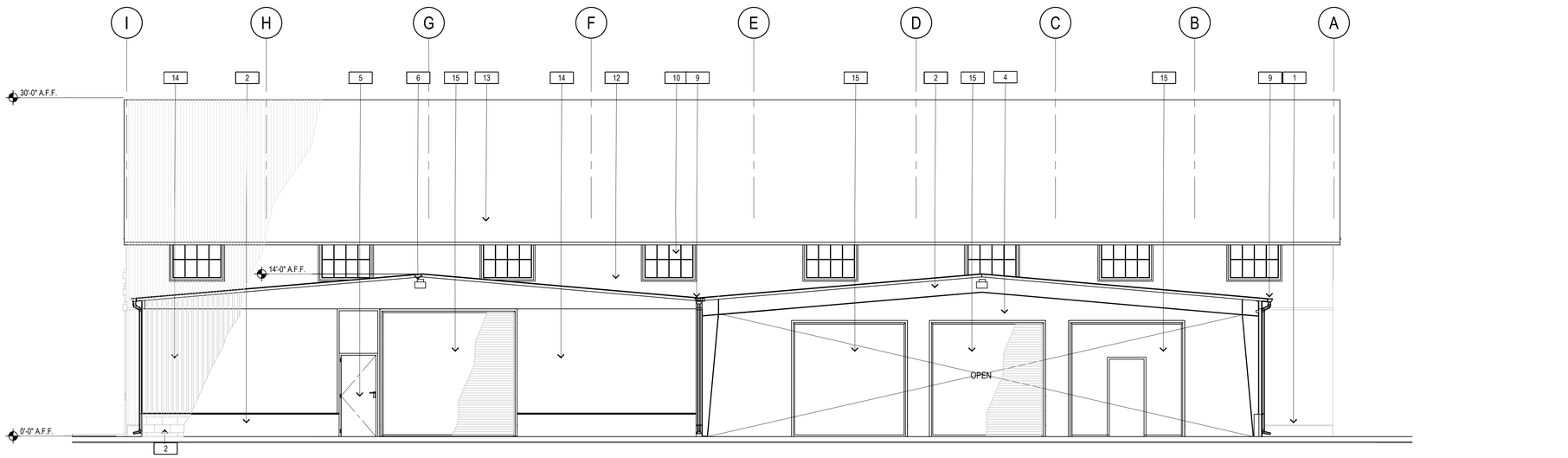


PROPOSED - NORTH ELEVATION

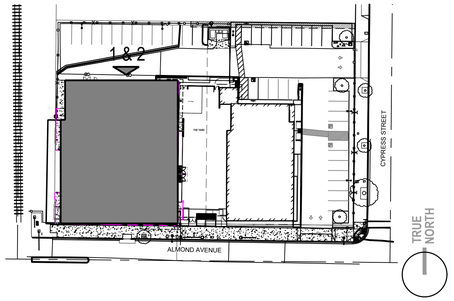
3/16"=1'-0" (1)



EXISTING - NORTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

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2. EXISTING CMU BUILDING STEM WALL
3. EXISTING PAINTED STEEL TRUSS
4. EXISTING LOADING DOCK
5. EXISTING METAL DOOR
6. EXISTING EXTERIOR WALL PACK
7. EXISTING ROLLING DOOR RAIL TO REMAIN
8. EXISTING ROLLING DOOR TO BE REMOVED
9. EXISTING GUTTER SYSTEM DOWNSPOUT
10. EXISTING WINDOWS TO REMAIN
11. EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12. EXISTING CORRUGATED METAL WALL PANEL
13. EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14. EXISTING VERTICAL WALL CLADDING SIDING
15. EXISTING OVERHEAD GARAGE DOOR

FINISH SCHEDULE - MATERIAL

1. NEW STANDING SEAM METAL PANEL ROOF
2. CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3. NEW SMOOTH STUCCO
4. NEW WOOD CLADDING
5. EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6. NEW METAL SLATS-PAINTED
7. NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8. NEW HOLLOW METAL DOOR
9. NEW STOREFRONT SYSTEM
10. NEW ROOF TOP UNITS
11. NEW DECORATIVE WALL SCONCE
12. NEW WALL PACK EXTERIOR LIGHT
13. NEW DOWNSPOUT FROM CONCEALED GUTTER SYSTEM-INTERNALIZED BELOW ROOF LINE
14. NEW DOWNSPOUT
15. NEW ROOF CANOPY
16. NEW ADDRESS SIGNAGE
17. EXISTING PAINTED CORRUGATED METAL PANEL CLADDING- REPLACE LIKE FOR LIKE- MANUFACTURER APPLIED METALLIC PAINT
18. EXISTING FIXED WINDOW TO REMAIN-NEW PAINT
19. NEW ALUMINUM ROLL-UP GARAGE DOOR
20. NEW ALUMINUM BI-FOLD WINDOWS
21. NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22. NEW SIGNAGE
23. EXISTING METAL TRIMS TO REMAIN-PAINTED
24. EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
25. EXISTING OVERHEAD DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
26. EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27. NEW PASSIVE VENT LOUVER PAINTED
28. EXISTING WINDOW FRAME TO REMAIN PAINTED
29. SMOOTH PLASTER

FINISH SCHEDULE - FINISH

- A. DARK BRONZE BY BERRIDGE
- B. SMOOTH BY OMEGA
- C. ELEGANT OAK BY TRESPA
- D. STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
- E. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
- F. RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
- G. NATURAL WHITE KYNAR 500/HYLAR 5000 BY BERRIDGE
- H. #88 STANDARD DARK BRONZE AB-7 BY ARCADIA
- I. PAINTED: COLOR TO MATCH DARK BRONZE BY BERRIDGE
- J. LIGHT SCONCE REGA 24 BY LIGHTOPIA
- K. OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
- L. OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
- M. DARK BRONZE BY BOYD ARCHITECTURAL MUNTIN WINDOW SYSTEMS
- N. SANTA BARBARA BY OMEGA

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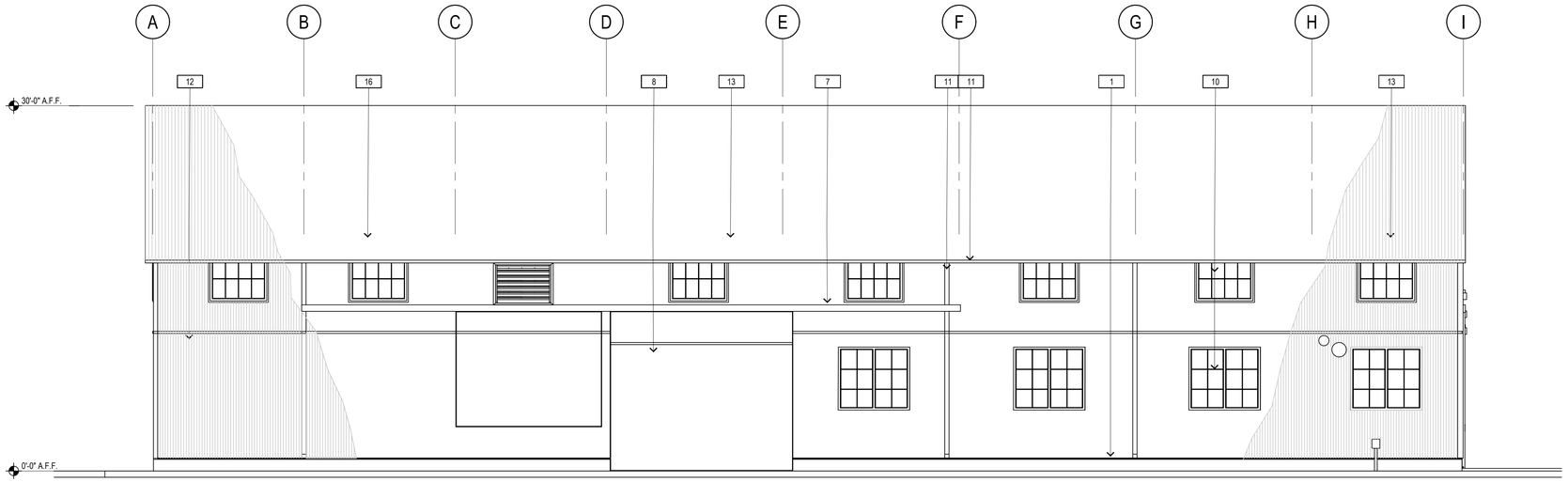
Date: 2026-01-08

PROPOSED - SOUTH ELEVATION

3/16"=1'-0" (1)

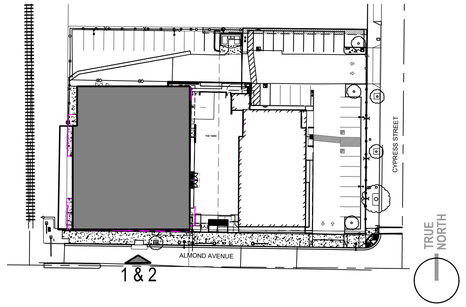


3/16" 0 6"1' 2' 4' 8' 10'-8"

EXISTING - SOUTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

1 EXISTING CONCRETE BUILDING CURB
2 EXISTING CMU BUILDING STEM WALL
3 EXISTING PAINTED STEEL TRUSS
4 EXISTING LOADING DOCK
5 EXISTING METAL DOOR
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9 EXISTING GUTTER SYSTEM DOWNSPOUT
10 EXISTING WINDOWS TO REMAIN
11 EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12 EXISTING CORRUGATED METAL WALL PANEL
13 EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14 EXISTING VERTICAL WALL CLADDING SIDING
15 EXISTING OVERHEAD GARAGE DOOR
16 APPLIED ANTI-GRAFFITI PAINT/COATING TO ENTIRE WEST ELEVATION TO HORIZONTAL TRIM AT +/-11' ABOVE GRADE

FINISH SCHEDULE - MATERIAL

1 NEW STANDING SEAM METAL PANEL ROOF
2 CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3 NEW SMOOTH STUCCO
4 NEW WOOD CLADDING
5 EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6 NEW METAL SLATS-PAINTED
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28 EXISTING WINDOW FRAME TO REMAIN PAINTED
29 SMOOTH PLASTER

FINISH SCHEDULE - FINISH

A DARK BRONZE BY BERRIDGE
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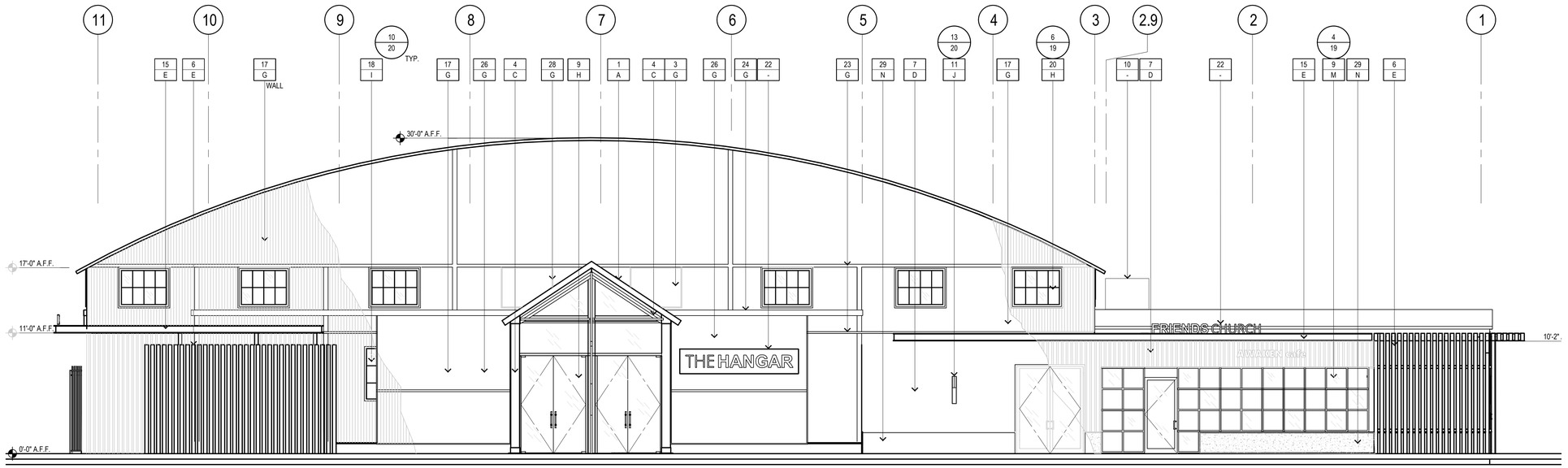
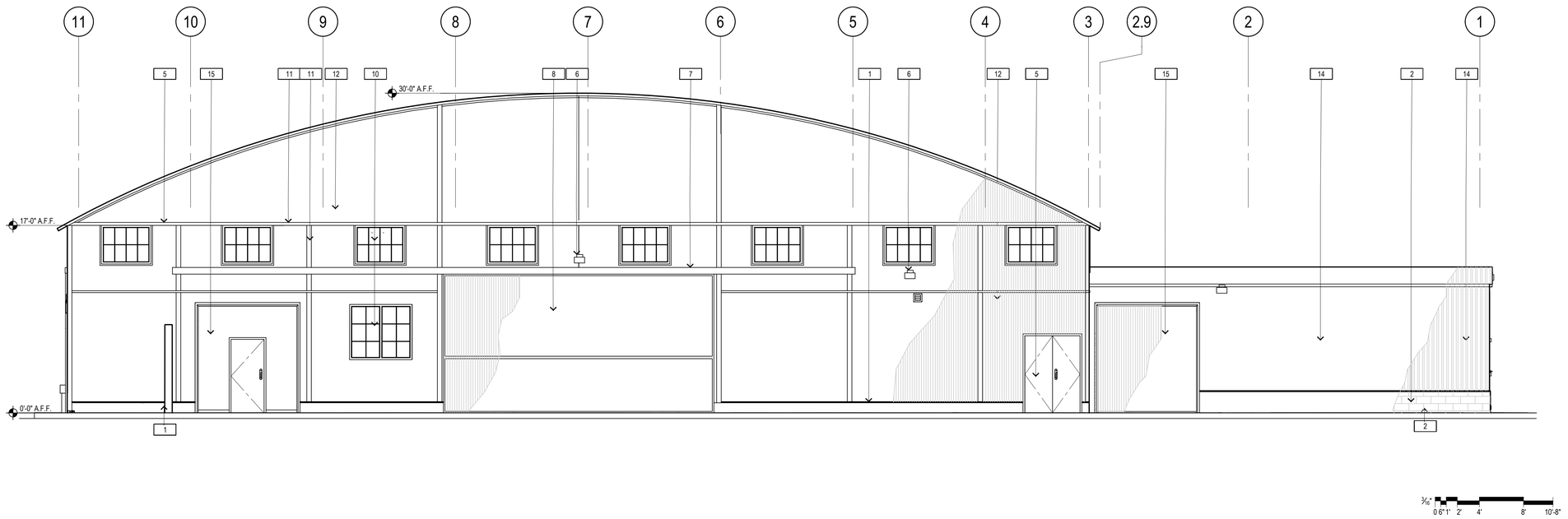


PROPOSED - EAST ELEVATION

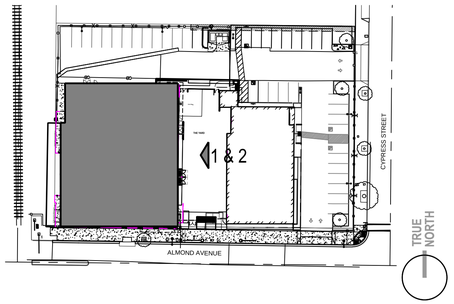
3/16"=1'-0" (1)



EXISTING - EAST ELEVATION

3/16"=1'-0" (2)

KEY PLAN



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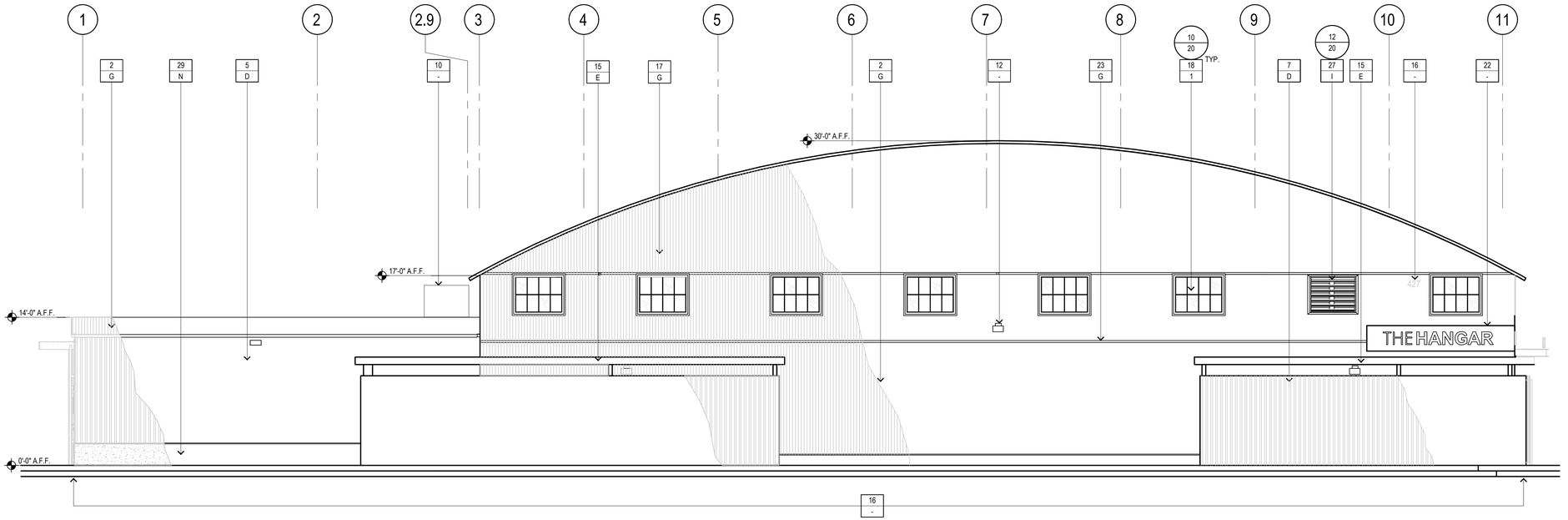
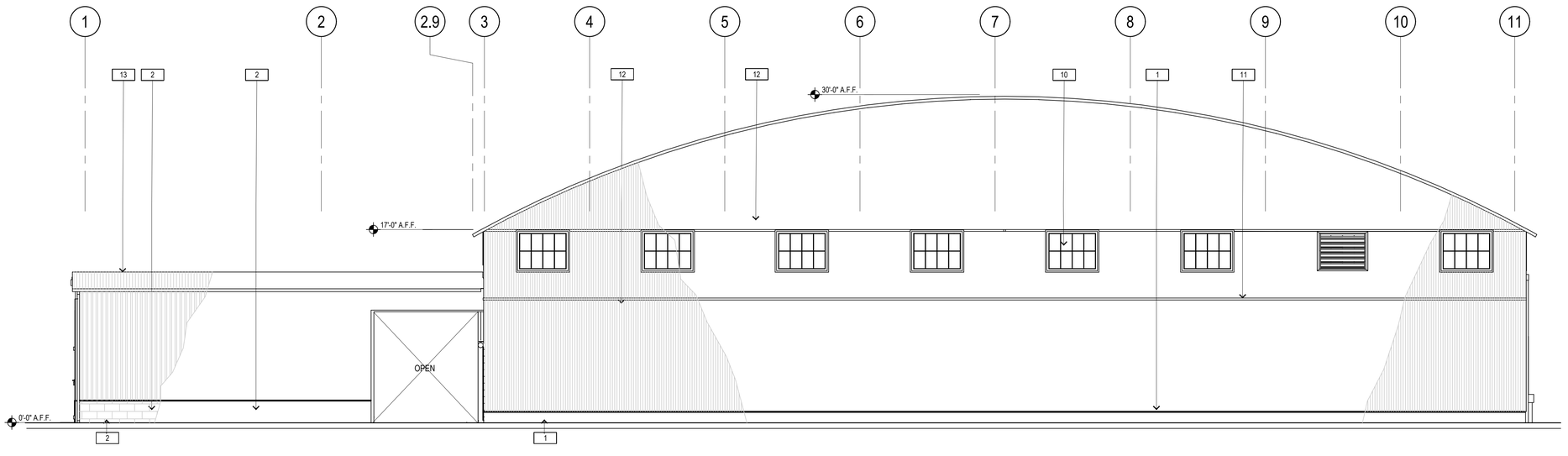


PROPOSED - WEST ELEVATION

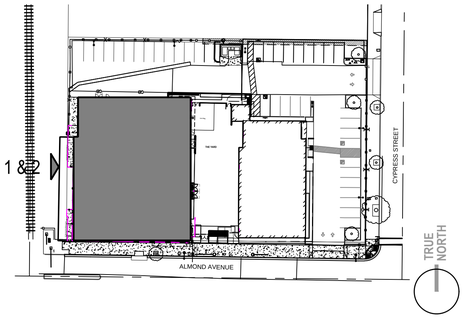
3/16"=1'-0" 1



EXISTING - WEST ELEVATION

3/16"=1'-0" 2

KEY PLAN



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F RAL TO MATCH DARK BRONZE AB-7 BY ARCADIA
G NATURAL WHITE KYNAR 500/HYLAR 5000 BY BERRIDGE
H #88 STANDARD DARK BRONZE AB-7 BY ARCADIA
I PAINTED: COLOR TO MATCH DARK BRONZE BY BERRIDGE
J LIGHT SCONCE REGA 24 BY LIGHTOPIA
K OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
L OVERHEAD DOOR CO. COLOR TO MATCH SHERWIN WILLIAMS RAL 1011 BROWN BEIGE
M DARK BRONZE BY BOYD ARCHITECTURAL MUNTIN WINDOW SYSTEMS
N SANTA BARBARA BY OMEGA

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

WEST BUILDING
PROPOSED & EXISTING ELEVATIONS

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Job No. 2023-0553
Date: 2026-01-08

EAST ELEVATION

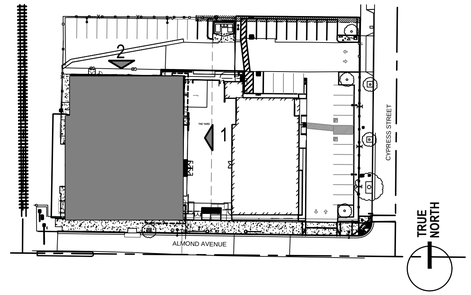
3/16"=1'-0" (1)

3/16" 0 6" 1' 2' 4' 8' 10'-8"

NORTH ELEVATION

3/16"=1'-0" (2)

KEY PLAN



KEYNOTE

1 EXISTING CONCRETE BUILDING CURB
2 EXISTING CMU BUILDING STEM WALL
3 EXISTING PAINTED STEEL TRUSS
4 EXISTING LOADING DOCK
5 EXISTING METAL DOOR
6 EXISTING EXTERIOR WALL PACK
7 EXISTING ROLLING DOOR RAIL TO REMAIN
8 EXISTING ROLLING DOOR TO BE REMOVED
9 EXISTING GUTTER SYSTEM DOWNSPOUT
10 EXISTING WINDOWS TO REMAIN
11 EXISTING VERTICAL/HORIZONTAL TRIM TO REMAIN
12 EXISTING CORRUGATED METAL WALL PANEL
13 EXISTING CORRUGATED METAL PANEL ROOF SYSTEM
14 EXISTING VERTICAL WALL CLADDING SIDING
15 EXISTING OVERHEAD GARAGE DOOR
16 APPLIED ANTI-GRAFFITI PAINT/COATING TO ENTIRE WEST ELEVATION TO HORIZONTAL TRIM AT +/-11' ABOVE GRADE

FINISH SCHEDULE - MATERIAL

1 NEW STANDING SEAM METAL PANEL ROOF
2 CORRUGATED PANEL ROOF SYSTEM TO MATCH EXISTING O/ INSULATION OVER EXISTING METAL DECK
3 NEW SMOOTH STUCCO
4 NEW WOOD CLADDING
5 EXISTING PAINTED VERTICAL METAL CLADDING SIDING-REPLACE LIKE FOR LIKE-NEW PAINT
6 NEW METAL SLATS-PAINTED
7 NEW PAINTED VERTICAL METAL CLADDING SIDING TO MATCH EXISTING
8 NEW HOLLOW METAL DOOR
9 NEW STOREFRONT SYSTEM
10 NEW ROOF TOP UNITS
11 NEW DECORATIVE WALL SCONCE
12 NEW WALL PACK EXTERIOR LIGHT
13 NEW DOWNSPOUT FROM CONCEALED GUTTER SYSTEM-INTERNALIZED BELOW ROOF LINE
14 NEW DOWNSPOUT
15 NEW ROOF CANOPY
16 NEW ADDRESS SIGNAGE
17 EXISTING PAINTED CORRUGATED METAL PANEL CLADDING- REPLACE LIKE FOR LIKE- MANUFACTURER APPLIED METALLIC PAINT
18 EXISTING FIXED WINDOW TO REMAIN-NEW PAINT
19 NEW ALUMINUM ROLL-UP GARAGE DOOR
20 NEW ALUMINUM BI-FOLD WINDOWS
21 NEW ALUMINUM ROLL-UP WINDOW GARAGE DOOR
22 NEW SIGNAGE
23 EXISTING METAL TRIMS TO REMAIN-PAINTED
24 EXISTING ROLLING DOOR RAIL TO REMAIN-NEW PAINT
25 EXISTING OVERHEAD DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
26 EXISTING ROLLING DOOR TO REMAIN (FIXED)-REPLACE CORRUGATED METAL PANEL CLADDING-REPLACE LIKE FOR LIKE-NEW PAINT
27 NEW PASSIVE VENT LOUVER PAINTED
28 EXISTING WINDOW FRAME TO REMAIN PAINTED
29 SMOOTH PLASTER

FINISH SCHEDULE - FINISH

A DARK BRONZE BY BERRIDGE
B SMOOTH BY OMEGA
C ELEGANT OAK BY TRESPA
D STOCK COLOR: COLOR TO MATCH DARK BRONZE BY BERRIDGE
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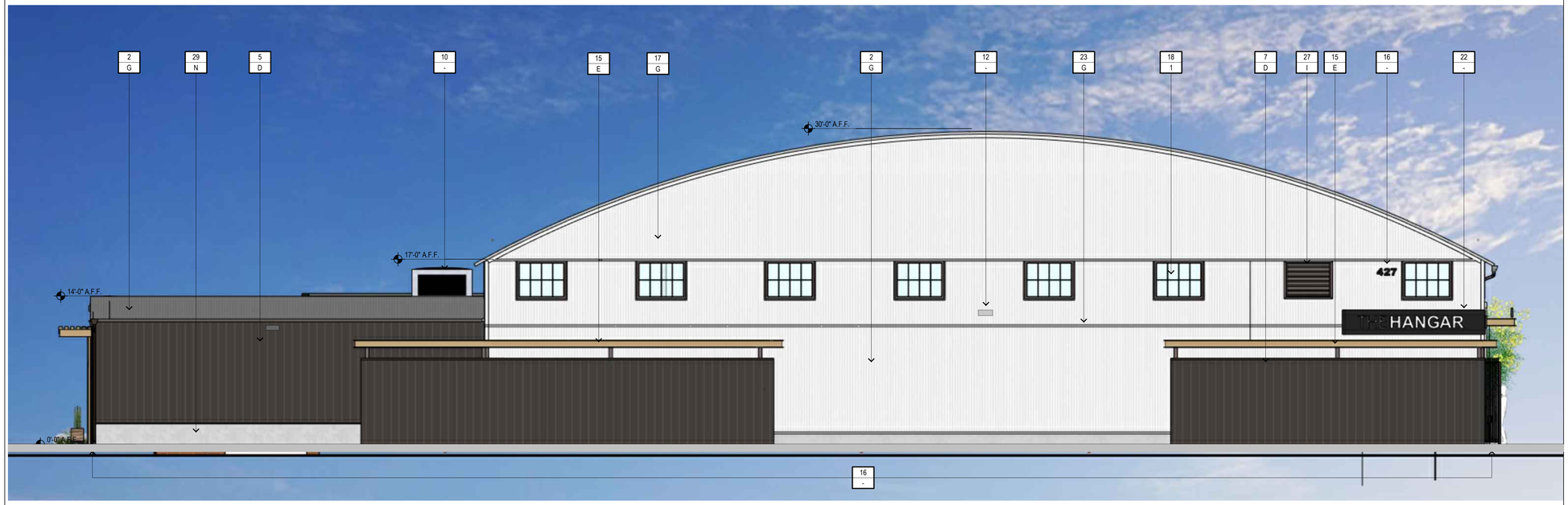
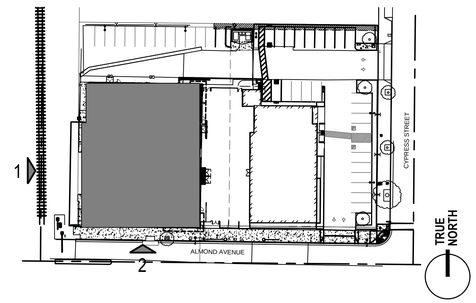
Date 2026-01-08



WEST ELEVATION 3/16"=1'-0" 1

SOUTH ELEVATION 3/16"=1'-0" 2

KEY PLAN



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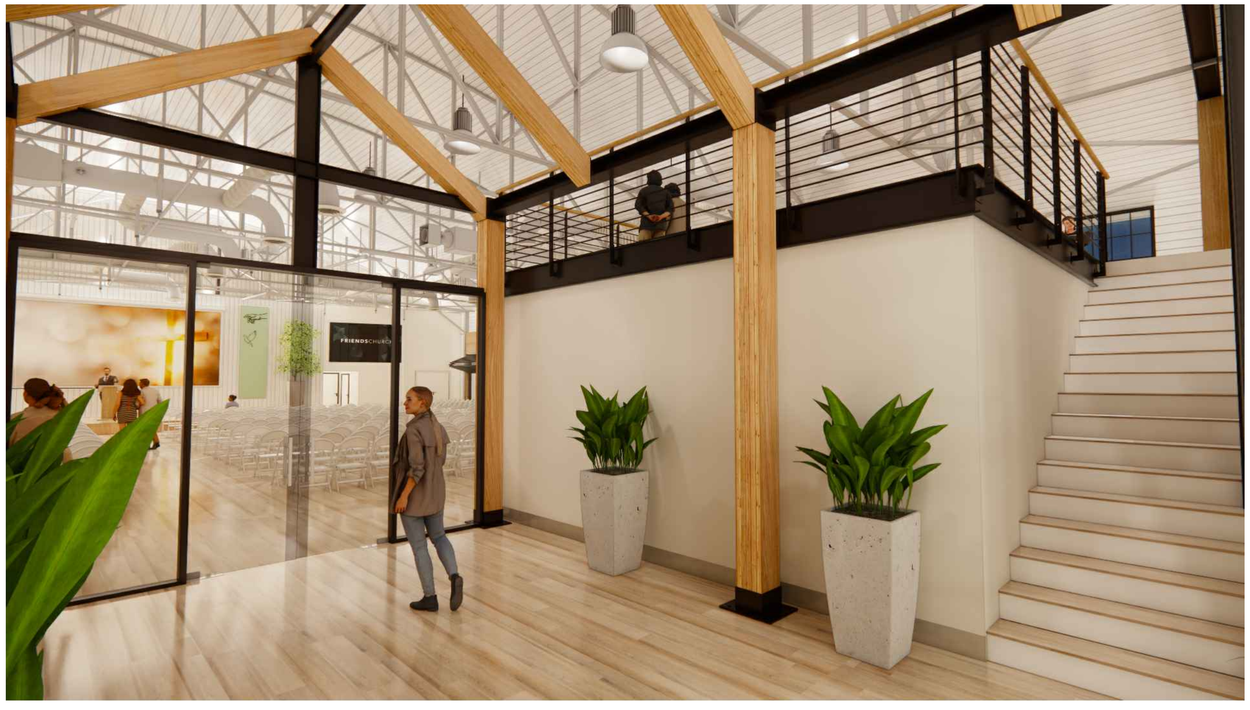
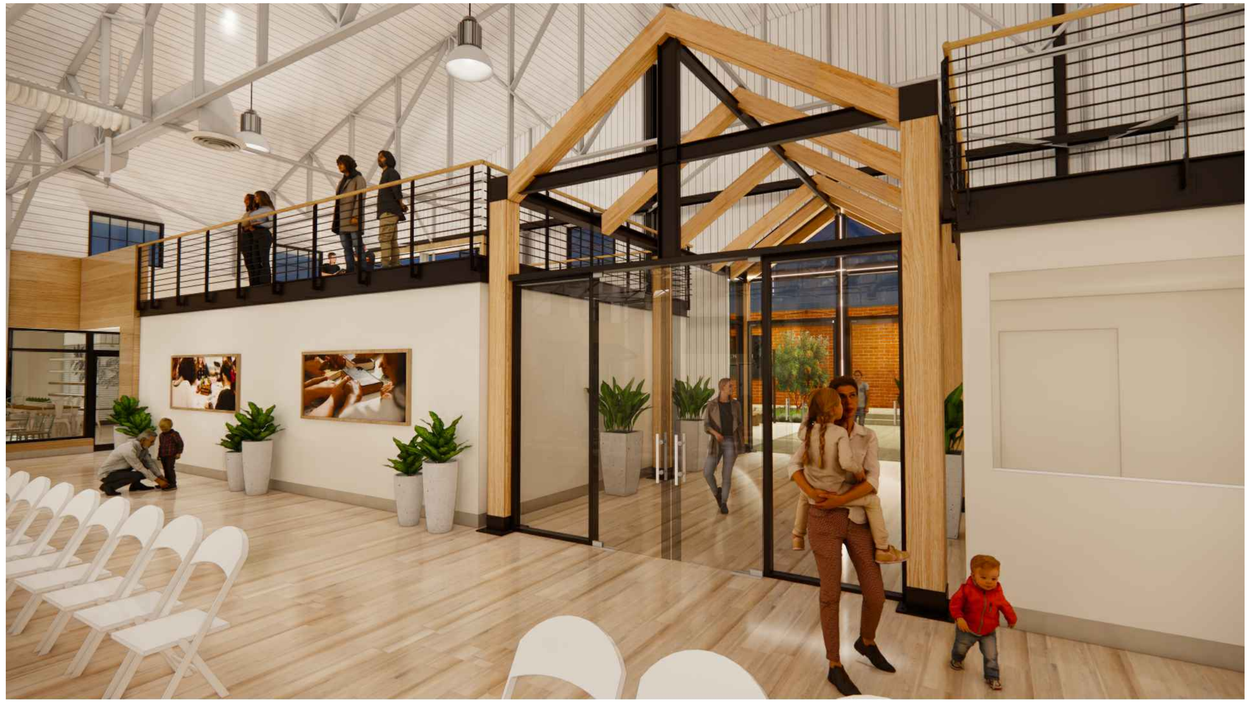
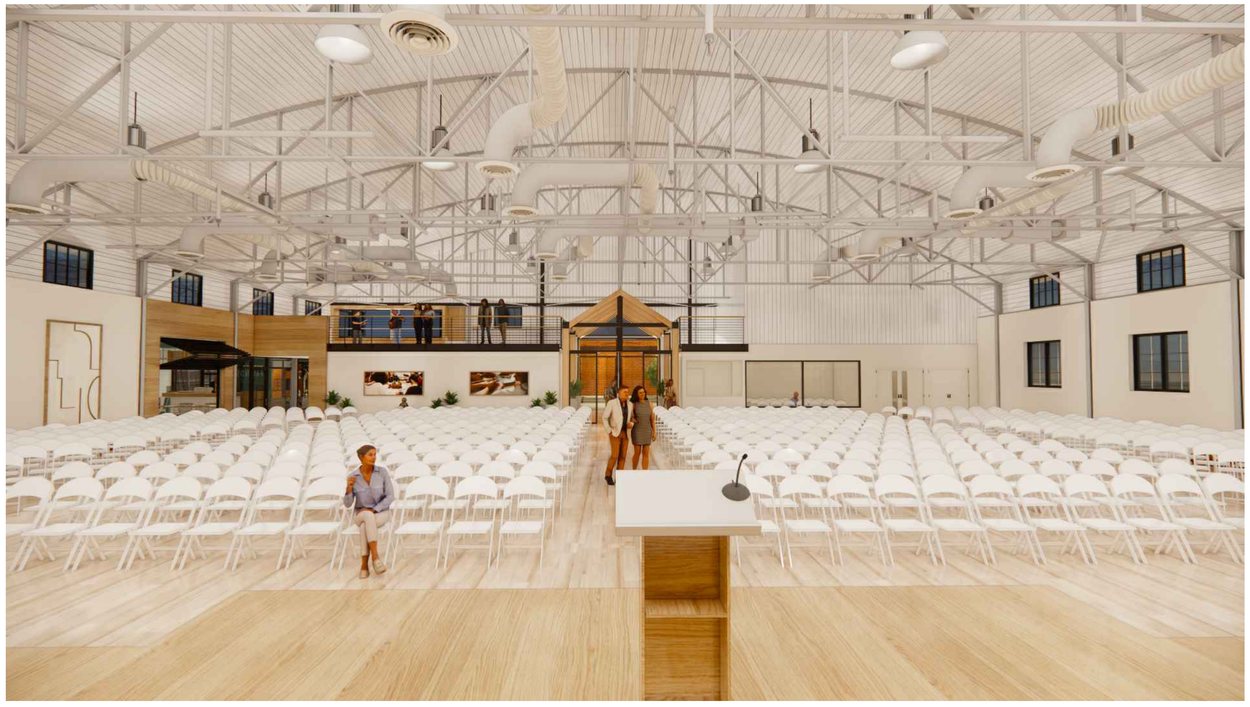
FRIENDSCHURCH
the HUB cafe
THE HANGAR

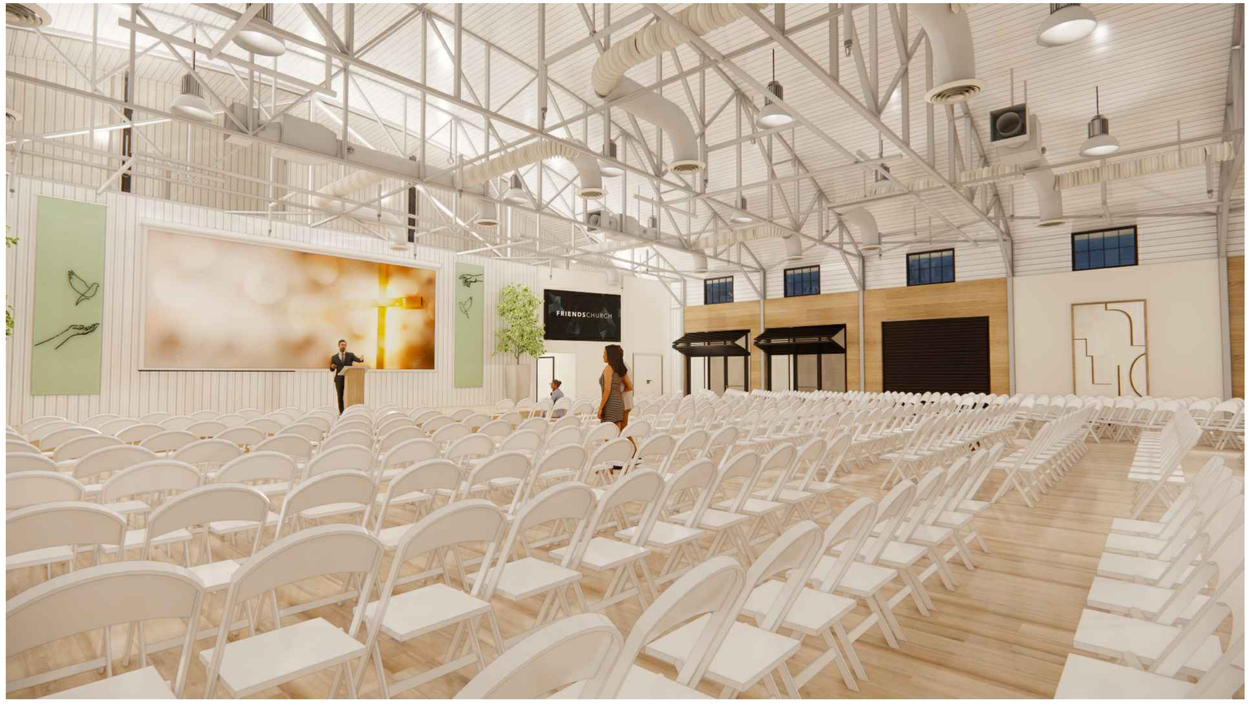
THE HANGAR

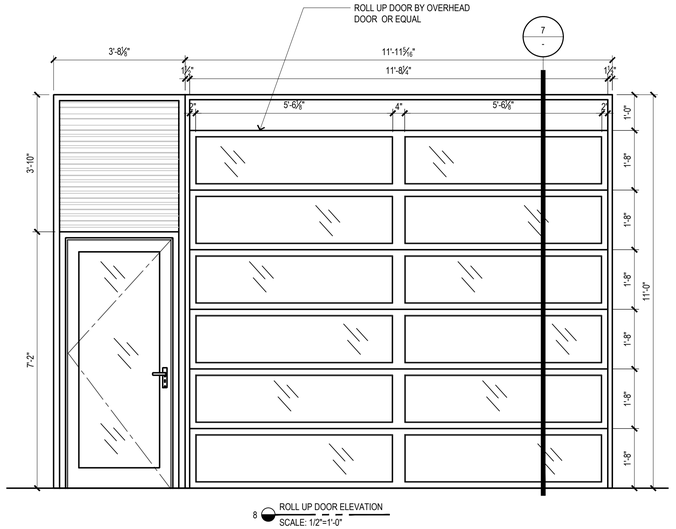
FRIENDS



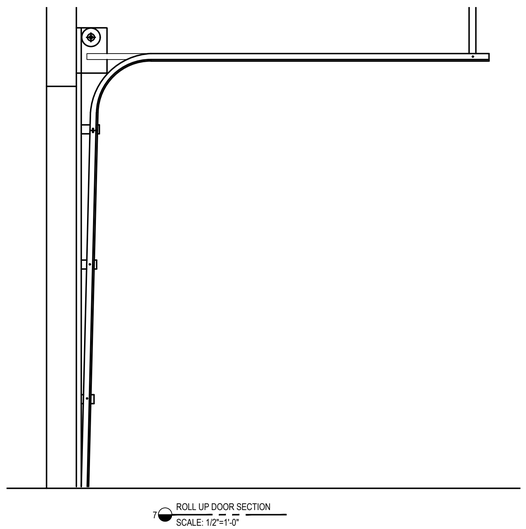





FRIENDSCHURCH

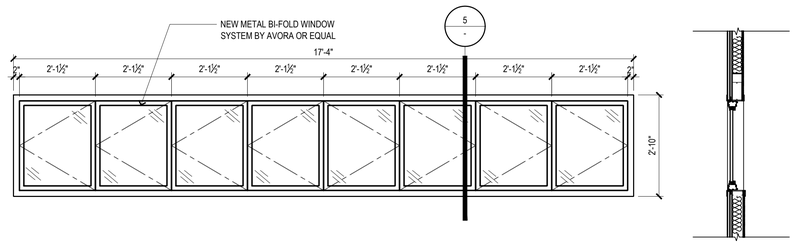


8 ROLL UP DOOR ELEVATION
SCALE: 1/2"=1'-0"



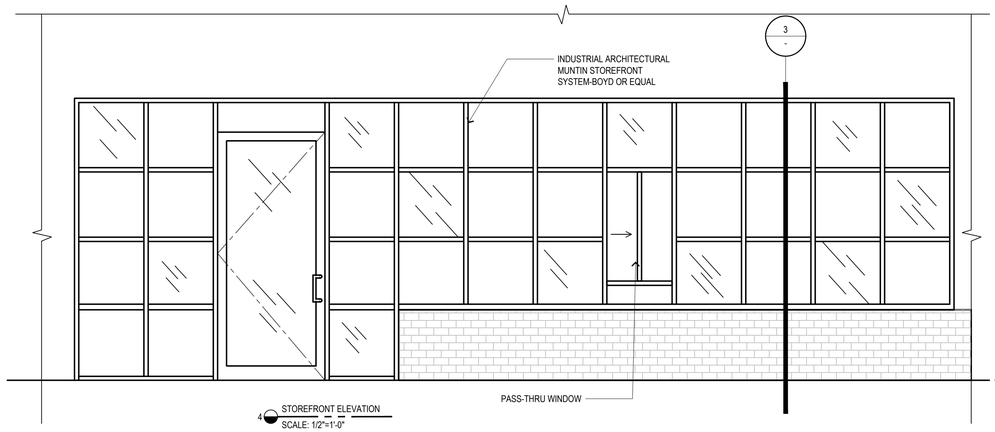
7 ROLL UP DOOR SECTION
SCALE: 1/2"=1'-0"

BI-FOLD WINDOW SYSTEM
BY AVORA OR EQUAL

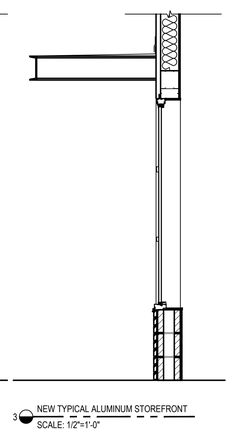


6 NEW SECOND FLOOR BI-FOLD WINDOW SYSTEM
SCALE: 1/2"=1'-0"

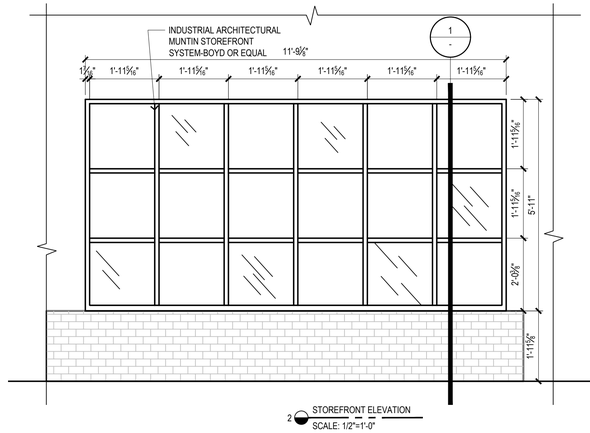
5 NEW SECOND FLOOR BI-FOLD WINDOW SYSTEM SECTION
SCALE: 1/2"=1'-0"



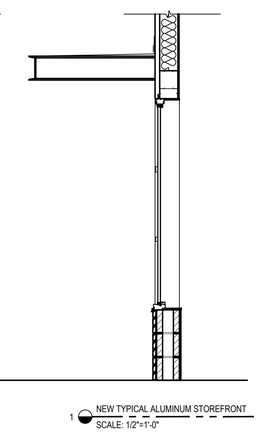
4 STOREFRONT ELEVATION
SCALE: 1/2"=1'-0"



3 NEW TYPICAL ALUMINUM STOREFRONT
SCALE: 1/2"=1'-0"



2 STOREFRONT ELEVATION
SCALE: 1/2"=1'-0"



1 NEW TYPICAL ALUMINUM STOREFRONT
SCALE: 1/2"=1'-0"

INDUSTRIAL ARCHITECTURAL MUNTIN
STOREFRONT SYSTEM- BOYD OR EQUAL

FRIENDS

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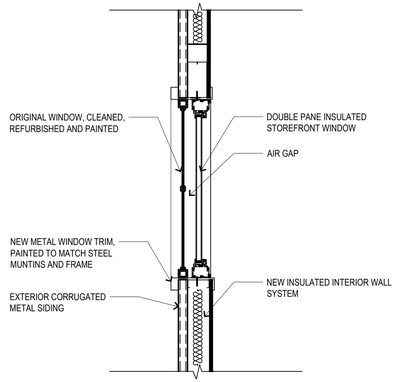
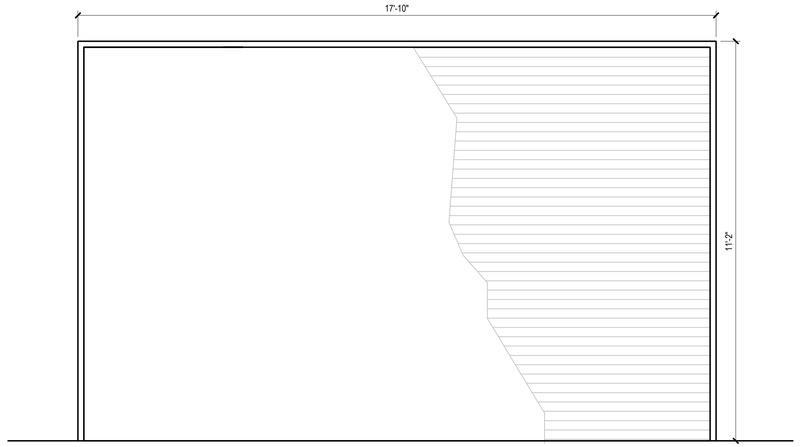
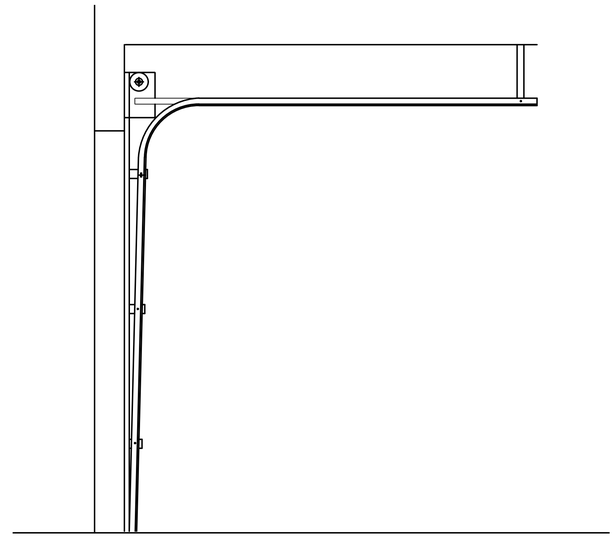
13 REGA 24 WALL SCONCE BY LIGHTOPIA



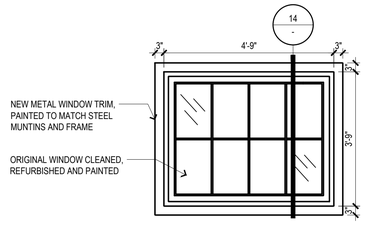
14 WALL SECTION AT EXISTING EXTERIOR WINDOWS-TYP.



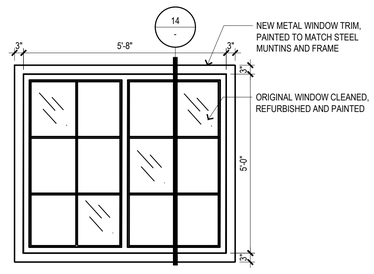
8 ROLL UP DOOR ELEVATION
SCALE: 1/2"=1'-0"



9 ROLL UP DOOR SECTION
SCALE: 1/2"=1'-0"



10 EXISTING FIXED WINDOW
SCALE: 1/2"=1'-0"



11 EXISTING FIXED WINDOW
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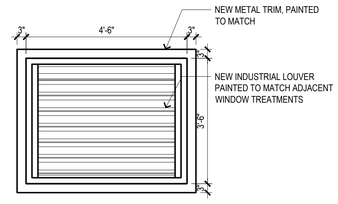
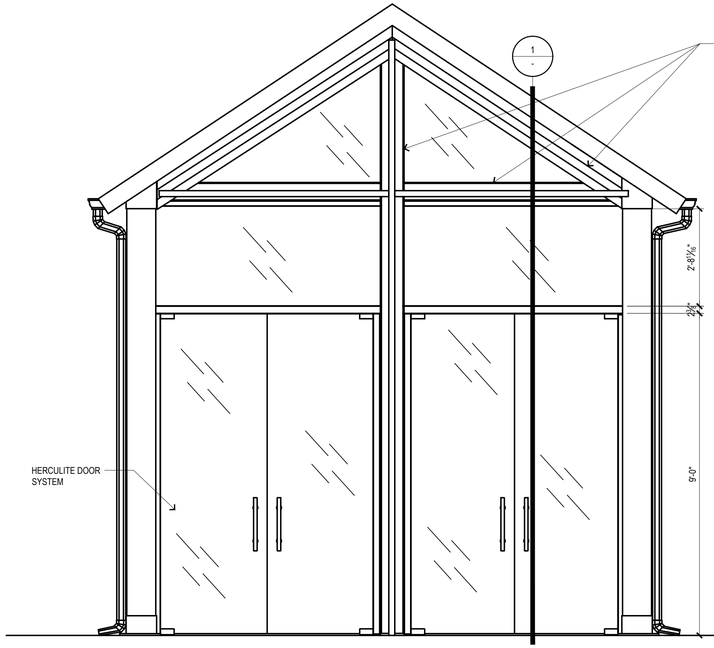
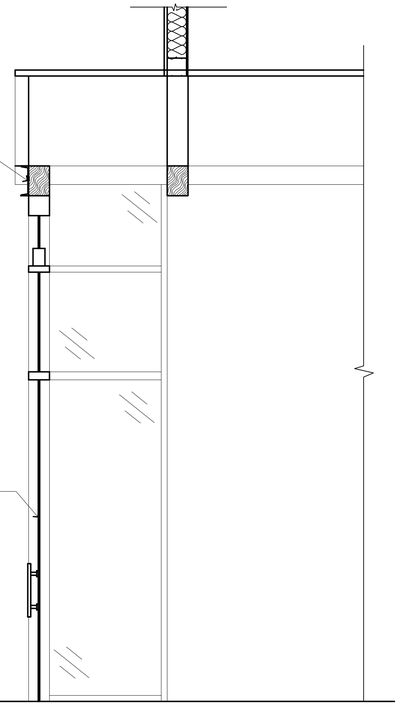


12 EXISTING FIXED WINDOW
SCALE: 1/2"=1'-0"



2 NEW ENTRY PORTAL
SCALE: 1/2"=1'-0"



1 NEW ENTRY PORTAL SECTION
SCALE: 1/2"=1'-0"

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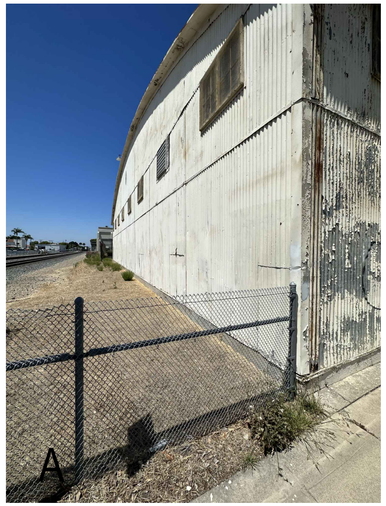

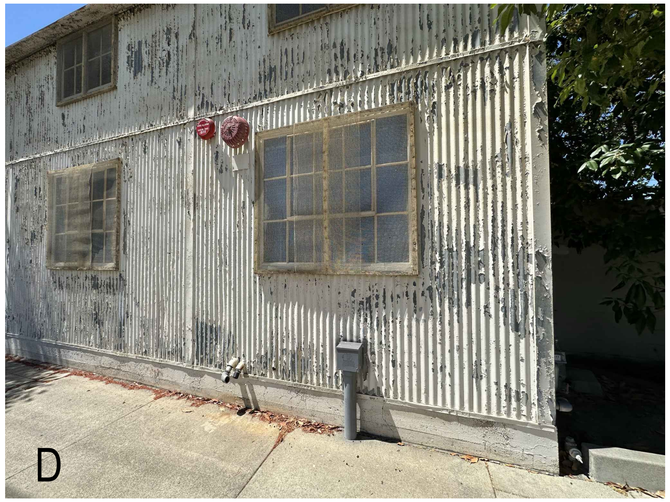

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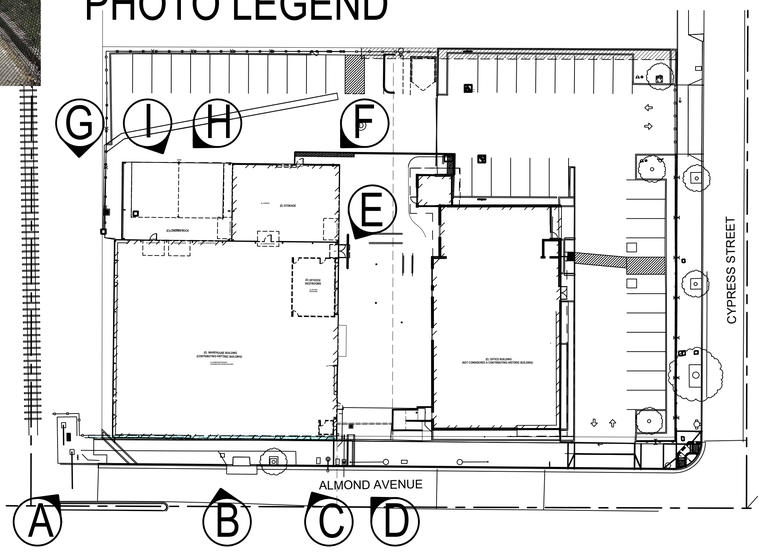

FRIENDS

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WEST BUILDING
EXISTING SITE PHOTOS

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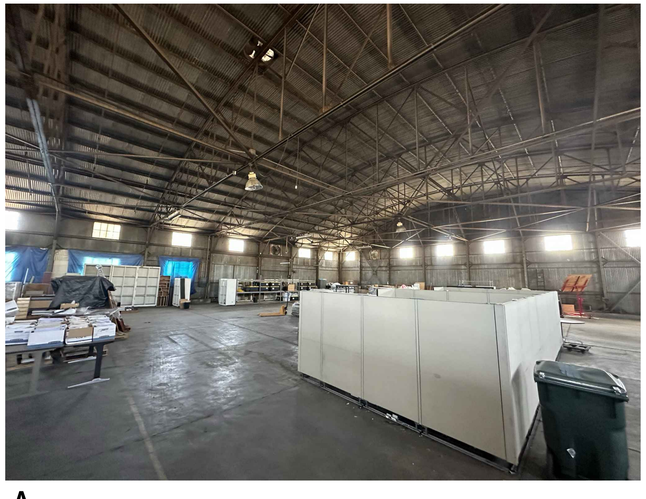

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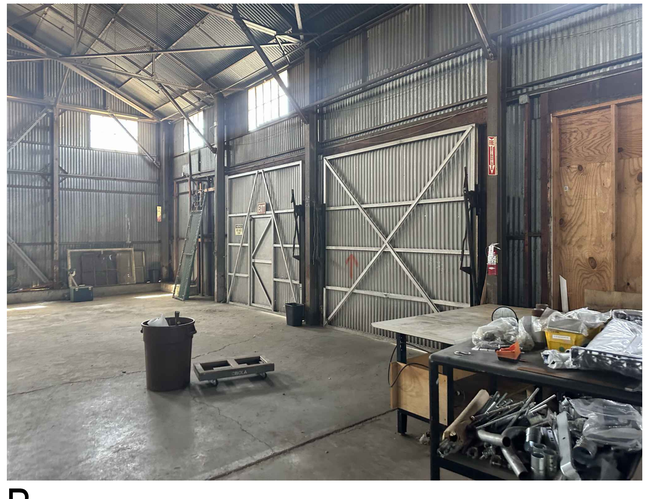

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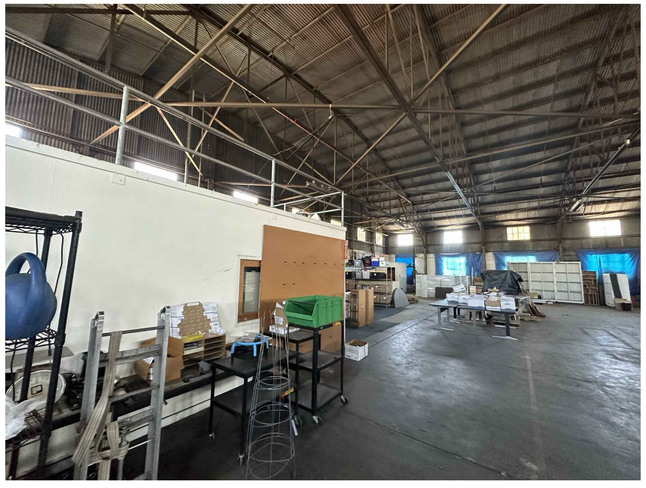
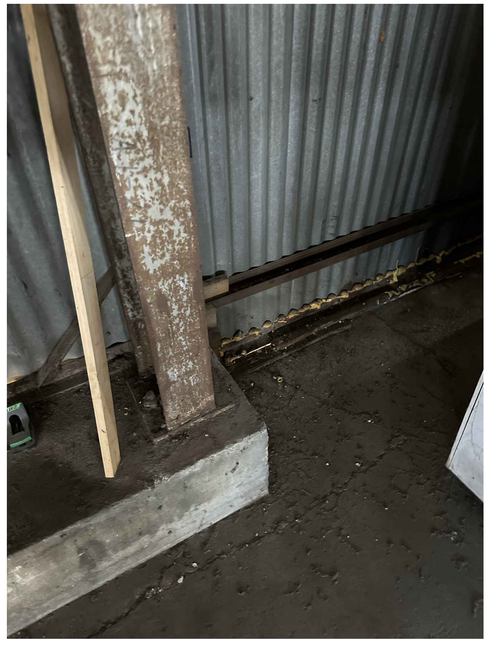
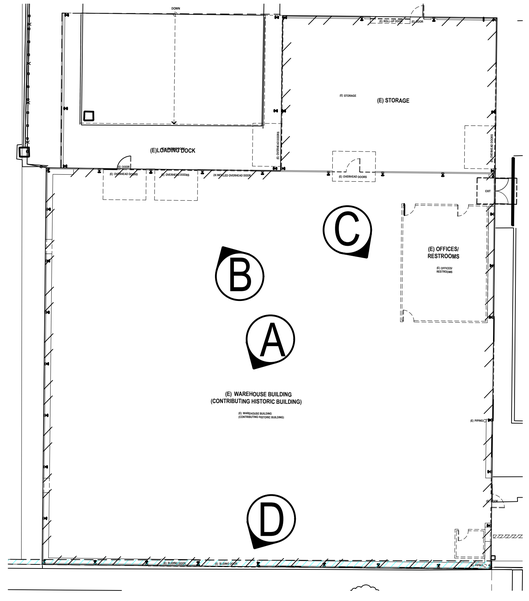


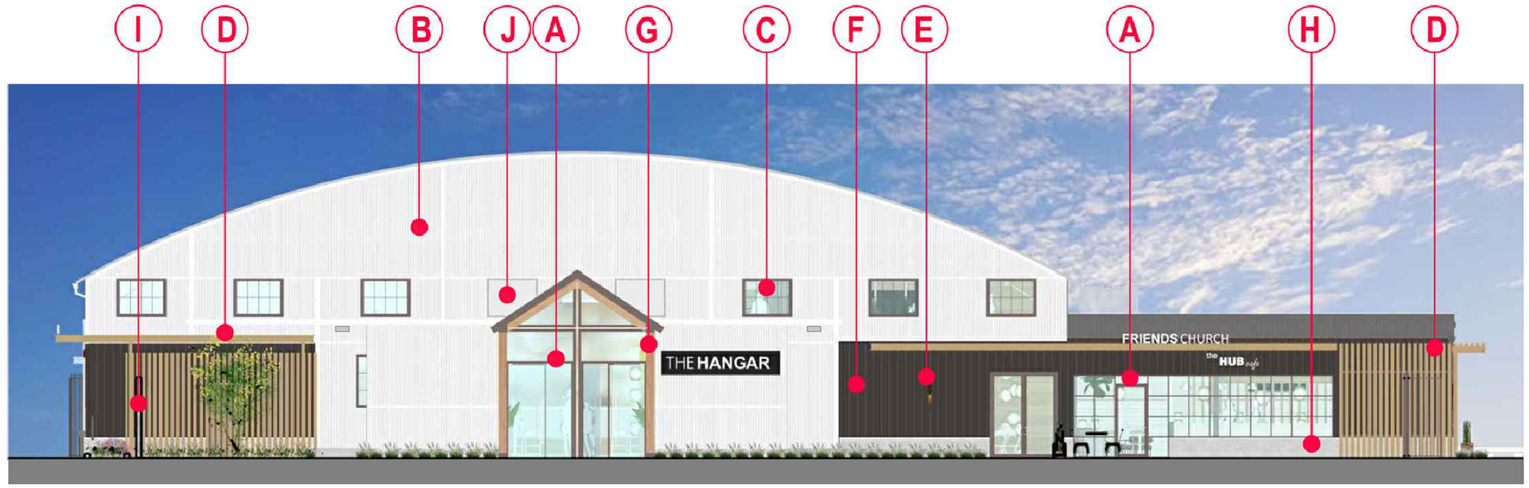
C



D

PHOTO LEGEND





A. STOREFRONT

MANUF: ARCADIA
COLOR: MEDIUM BRONZE
LOCATION: STOREFRONT

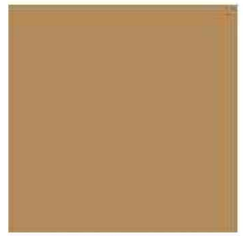
B. PAINT

MANUF: BERRIDGE
COLOR: NATURAL WHITE
FINISH:
LOCATION: WALLS & ROOF

C. PAINT

MANUF: SHERWIN WILLIAMS
COLOR: TO MATCH DARK BRONZE BY BERRIDGE
FINISH: SEMI-GLOSS
NOTE: PAINT EXISTING FRAMES

D. POWDER COATING



MANUF: SHERWIN WILLIAMS
COLOR: RAL 1011 BROWN BEIGE
FINISH: GLOSSY
LOCATION: CANOPY & SLATS

E. WALL SCONCE

MANUF: LUMENS
STYLE: REGA LED 18"
COLOR: BRONZE

F. METAL PANEL SYSTEMS

MANUF: BERRIDGE
COLOR: DARK BRONZE
TYPE: TO MATCH EXISTING
LOCATION: WALL CLADDING

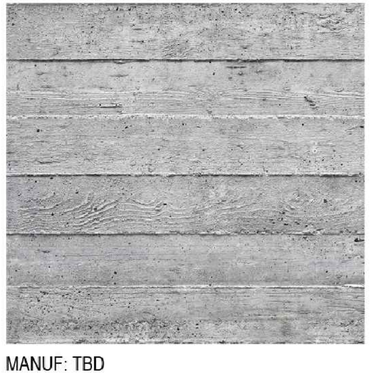
G. FIBER CEMENT

MANUF: NICHIHA
COLOR: VINTAGEWOOD
LOCATION: ENTRY

H. CONCRETE SMOOTH PLASTER

MANUF:OMEGA
COLOR: SANTA BARBARA
LOCATION: WALL BASE

I. POURED IN CONCRETE



MANUF: TBD
COLOR: CONCRETE
LOCATION: PLANTER WALL

J. SMOOTH STUCCO

MANUF:OMEGA
COLOR: 1C005 OMEGA WHITE
LOCATION: WINDOW INSET

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	Tim	Single	LUMARK-RUN-3000-W-Boys-A5080	0.900	1188	9	18
	1	Run	Single	LUMARK-CRLO-L10-E-W-3K-UNV-DIM	0.900	2089	30.82	30.82
	3	SWA	Single	VISIONAIRE-SWN-11-L_D_4AR_C_1P_UNV_CLS	0.900	3207	107	321
	1	Sc	Single	YC-Ang1-4-Potted Soccer-FIX-13X182	0.900	611	11	24
	15	Sc	Single	SLP-12WU-30-W-3K-T3	0.900	1075	14.1000	211.515
	4	T4_1QFT	COVE-13	TARGETTI-DLD-CL-MD-12-8R-Grey-AIRCRAFT	0.900	1400	4	16B
	6	T4_1AFT	COVE-18	TARGETTI-DLD-CL-MD-12-8R-Grey-AIRCRAFT	0.900	1400	4	23B
	2	T4_2AFT	COVE-24	TARGETTI-DLD-CL-MD-12-8R-Grey-AIRCRAFT	0.900	1400	4	12B
	1	Tc	Single	LUMARK-TBD-3000-W-Boys	0.900	2635	20.4	18
	3	Sb	Single	LUMARK-CLS-L8-640MO-3K-W	0.900	4888	25.2	76B
	18	Sb	Single	LEARA-Wall-RDTB-SW-15W-3K-FF-BK-EQD-CL-WH-WH	0.900	1577	10.3	111.24

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	fc	2.58	21.0	0.0	N.A.	N.A.

1. Reflectance: N/A_Exterior_Direct Component Only - To be verified by others
2. Building Height: VARIES
3. Fixture Mounting Height: As footed on Plan - To be verified by others
4. Calculation points are 3'-0" typical on center spacing on the floor
5. Vehicle, landscaping, fencing, curb, trash enclosures, partial height walls, HVAC, canopies, equipment, partitions, stairs, slope, and other obstructions are not included in the calculation results unless drawn in model. The shadowing effects of these objects and other features are not included in the results.
6. The model numbers in the Luminaire Schedule below may vary from the Architectural/Engineering Fixture Schedule due to the availability of IES files. Refer to Architectural/Engineering Fixture Schedule for the complete specification and model number. Linear fixture run lengths are dependent on IES file. Availability and should not be used for fixture counts or take off.
7. This lighting photometric study is not a substitute for an independent engineering analysis and the co-ordination of lighting system suitability, fixture placement, fixture selection and safety to comply with local building codes and project programming.
8. Luminaire data is obtained according to IES procedures under laboratory conditions. This photometric report is based on industry standard practices using commercially available IES photometric files provided by the lighting manufacturers. It assumes the manufacturer's photometric files are accurate and complete. It is based on information known at the time of completion. This report is for informational purposes only and is not a guarantee of performance or an endorsement of any manufacturer's product. Actual field results may vary. Field results may differ from computer model due to many factors including but not limited to ambient temperature, line voltage variations, installation, reflectance, and site-specific conditions. Results are approximate.
9. Canopy details were not made available at time of photometrics.
10. This photometric layout is the property of Performance Lighting Systems and cannot be used for installation of products other than specified.

performance lighting systems
www.performancelts.com
5 Jenner Suite 130, Irvine CA 92618
949-878-9000

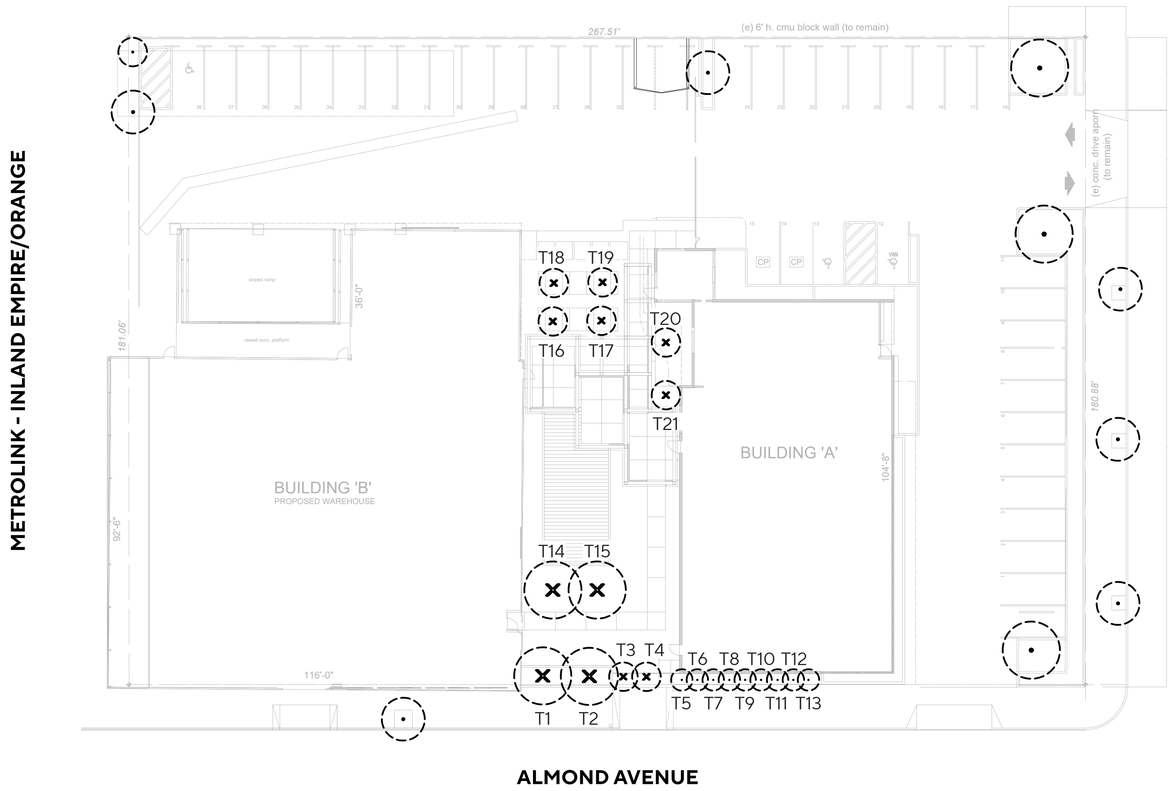
#	Date	Comments

Revisions

Drawn By: AR
For: BRENDA LOWELL
Date: 1/8/2026

FRIENDS CHURCH- THE HANGER
180 S. CYPRESS STREET
ORANGE CA

PHOTOMETRICS



TREE LEGEND		
SYMBOL	**BOTANICAL NAME COMMON NAME**	**DESCRIPTION**
T1	LOPHOSTEMON CONFERTUS *BRISBANE BOX TREE*	TO BE REMOVED
T2	LOPHOSTEMON CONFERTUS *BRISBANE BOX TREE*	TO BE REMOVED
T3	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO BE REMOVED
T4	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO BE REMOVED
T5	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T6	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T7	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T8	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T9	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T10	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T11	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T12	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T13	PODOCARPUS GRACILIOR *AFRICAN FERN PINE*	TO REMAIN. PROTECT IN-PLACE
T14	LIQUIDAMBAR STYRACIFLUA *SWEET GUM*	TO BE REMOVED
T15	LIQUIDAMBAR STYRACIFLUA *SWEET GUM*	TO BE REMOVED
T16	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T17	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T18	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T19	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	TO BE REMOVED
T20	CITRUS X LIMON *LEMON TREE*	TO BE REMOVED
T21	CITRUS RETICULATA *TANGERINE TREE*	TO BE REMOVED
T22	CALLISTEMON CITRINUS *LEMON TREE*	TO BE REMOVED

0 20' 40'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

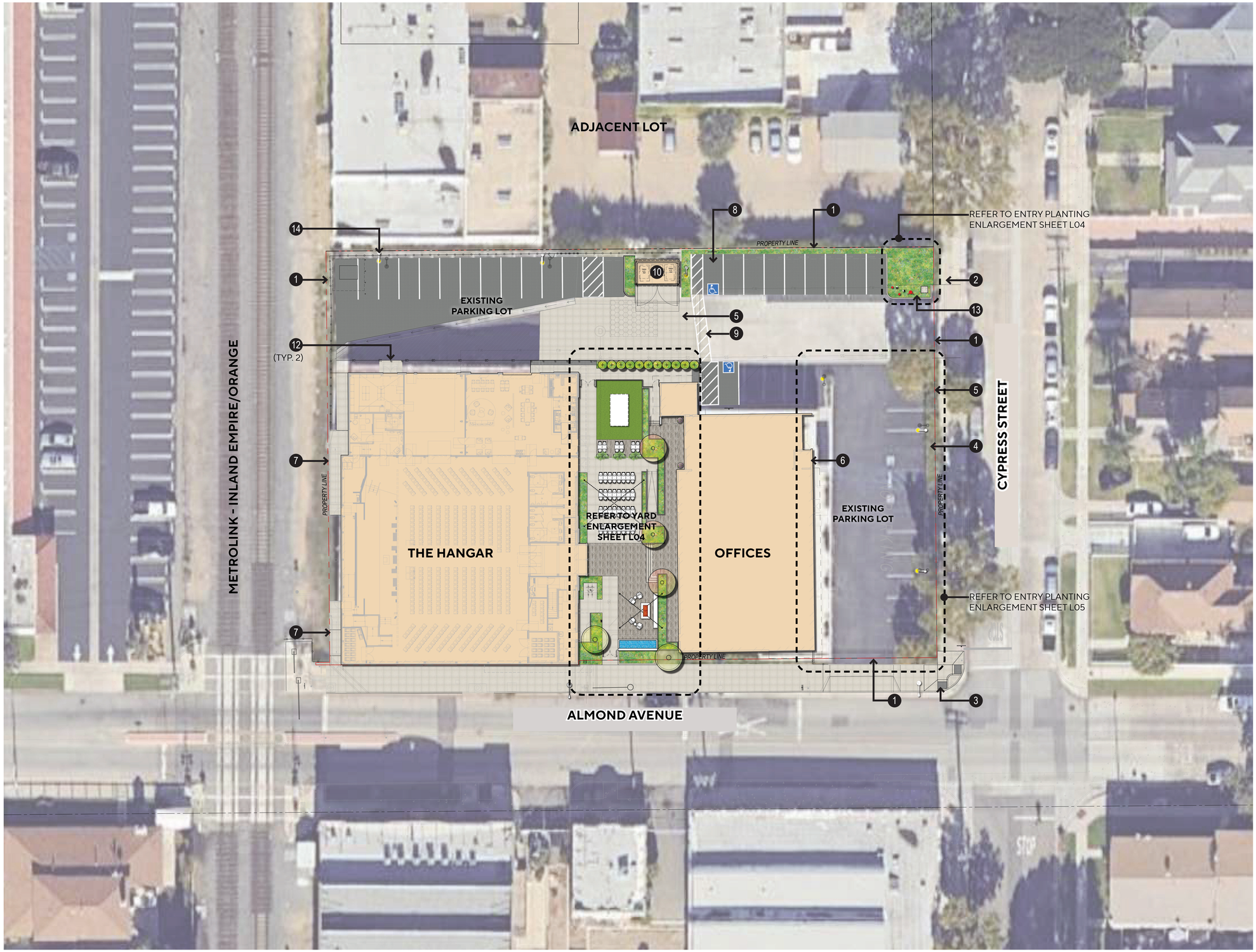
THE YARD

EXISTING SITE PLAN

Architecture. Design. Relationships.

L01

Scale
Job No. 2023-0553
Date 2026-01-05



KEYNOTE LEGEND	
1	PROPERTY LINE
2	EXISTING PUBLIC SIDEWALK TO REMAIN - PROTECT IN-PLACE
3	PROPOSED CURB RAMP PER CIVIL ENGINEER
4	EXISTING PLANTING AREA TO REMAIN - PROTECT IN-PLACE
5	EXISTING FENCE AND GATE TO BE REMOVED
6	EXISTING PAVING TO REMAIN - PROTECT IN-PLACE
7	SOUND ATTENUATION WALL PER ARCHITECT
8	A.D.A. PARKING STALLS PER CIVIL ENGINEER - TYPICAL.
9	STRIPED CROSSWALK PER CIVIL ENGINEER
10	TRASH ENCLOSURE PER ARCHITECT
11	NEW PUBLIC SIDEWALK
12	BOLLARDS PER CIVIL
13	PLANTING AREA - REFER TO PLANTING PLANS
14	PROPOSED LIGHTING - REFER TO ARCHITECT'S PLANS

PROJECT SUMMARY	
OVERALL SITE AREA	46,107.87 SF (1.06 acres)
EXISTING LANDSCAPE AREA	5,236.33 SF (11.35%)
PROPOSED LANDSCAPE AREA	3,499.44 SF
LANDSCAPE COVERAGE	**8%**
EXISTING LANDSCAPE AREA REFURBISHED TO WATER EFFICIENT PLANT MATERIAL/IRRIGATION	
AREA DEDICATED TO WATER FEATURE	78.48 SF (.17%)

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF BRE A REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF BREA REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.
5. NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48-HOUR NOTICE REQUIRED.

0 20' 40'

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

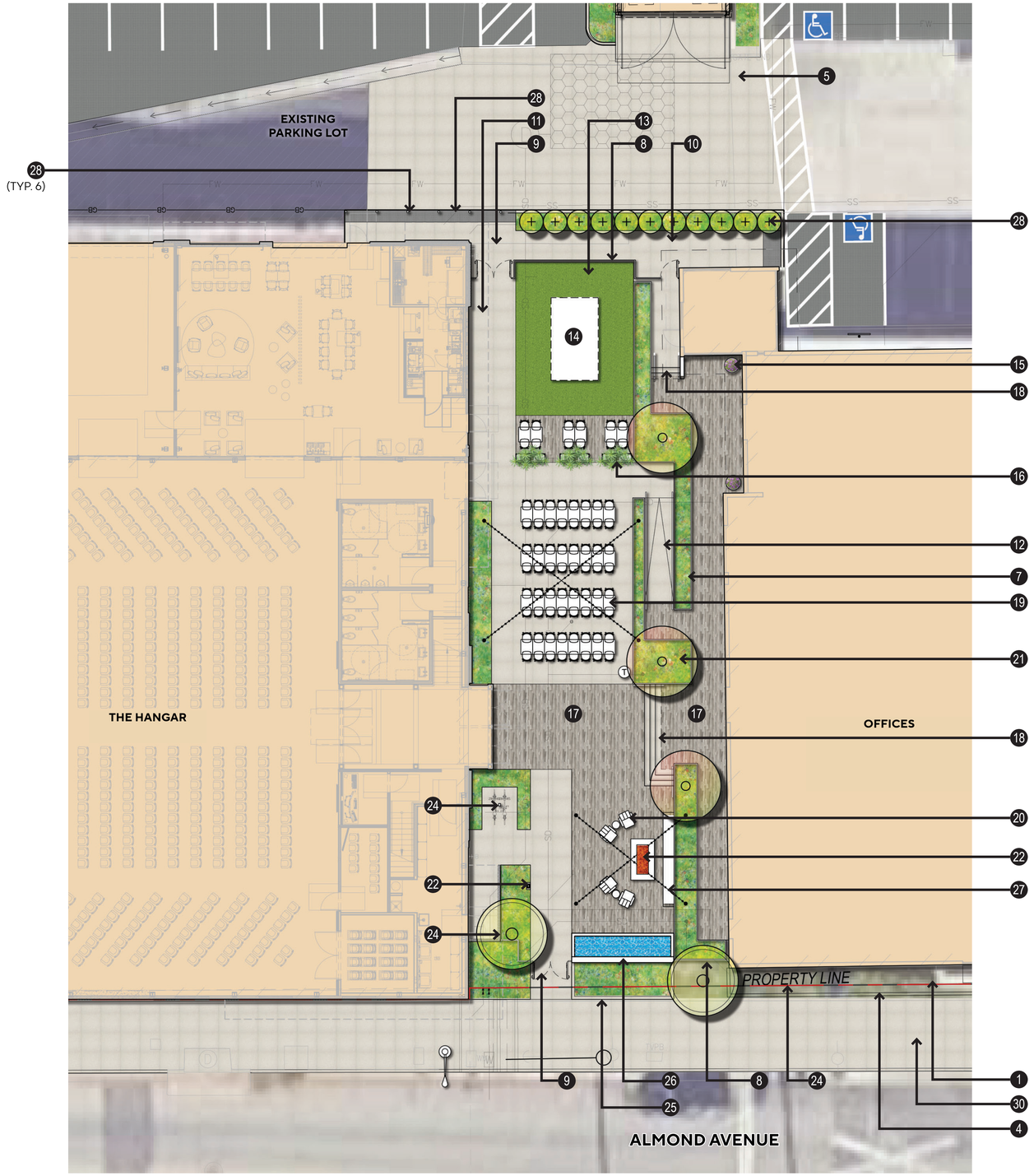
THE YARD

OVERALL LANDSCAPE SITE PLAN

AO Architecture. Design. Relationships.

L02

Scale 1" = 20'
Job No. 2023-0553
Date 2026-01-05



KEYNOTE LEGEND

1	PROPERTY LINE
2	EXISTING PUBLIC SIDEWALK TO REMAIN - PROTECT IN-PLACE
3	EXISTING CURB RAMPS TO REMAIN - PROTECT IN-PLACE
4	EXISTING PLANTING AREA TO REMAIN - PROTECT IN-PLACE
5	EXISTING FENCE AND GATE TO REMAIN - PROTECT IN-PLACE
6	EXISTING PAVING TO REMAIN - PROTECT IN-PLACE
7	24" HIGH WEATHERING STEEL PLANTER WALL - TYPICAL.
8	6'-0" TUBE STEEL FENCE
9	6'-0" WIDE TUBE STEEL DOUBLE GATE
10	3'-0" WIDE TUBE STEEL GATE
11	CAST-IN-PLACE CONCRETE PAVING - TYPICAL.
12	ADA RAMP WITH HANDRAILS ON BOTH SIDES. SLOPE NOT TO EXCEED 8.33%.
13	PLAY SAFE ARTIFICIAL TURF WITH FOAM PADDING AND WOOD FIBER INFILL.
14	PLAY STRUCTURE
15	DECORATIVE POTTERY - TYPICAL.
16	DECORATIVE LINEAR PLANTERS - TYPICAL
17	PORCELAIN TILE
18	CAST-IN-PLACE CONCRETE STEPS WITH ADA-COMPLIANT HANDRAILS ON BOTH SIDES
19	OUTDOOR DINING FURNITURE PER INTERIOR DESIGNER - TYPICAL.
20	LOUNGE FURNITURE PER INTERIOR DESIGNER - TYPICAL.
21	PLANTING AREA - REFER TO PLANTING PLANS
22	GAS FIRE TABLE AND EMERGENCY STOP ON PEDESTAL
23	WATER FEATURE - WATER FEATURE CONSULTANT
24	DECORATIVE WOOD SLAT SCREEN WALL PER ARCHITECT
25	RAISED CURB AT PLANTING AREA
26	6'-0" HIGH WEIR WALL/SCREEN WALL WITH SIGNAGE
27	WALL-MOUNTED BENCH
28	TRUNCATED DOME PAVERS
29	NEW STREET LIGHT STANDARD PER OTHER
30	NEW PUBLIC SIDEWALK
31	BOLLARDS PER CIVIL
32	BIKE RACK - CAPACITY 2

IRRIGATION DESIGN NOTES

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0 10' 20'

FRIENDS

FRIENDS CHURCH - THE HANGAR

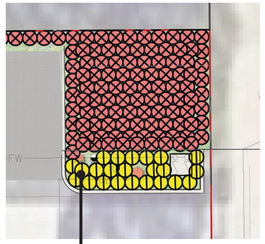
180 S. CYPRESS, ORANGE, CA

THE YARD
SITE PLAN ENLARGEMENT

Architecture. Design. Relationships.

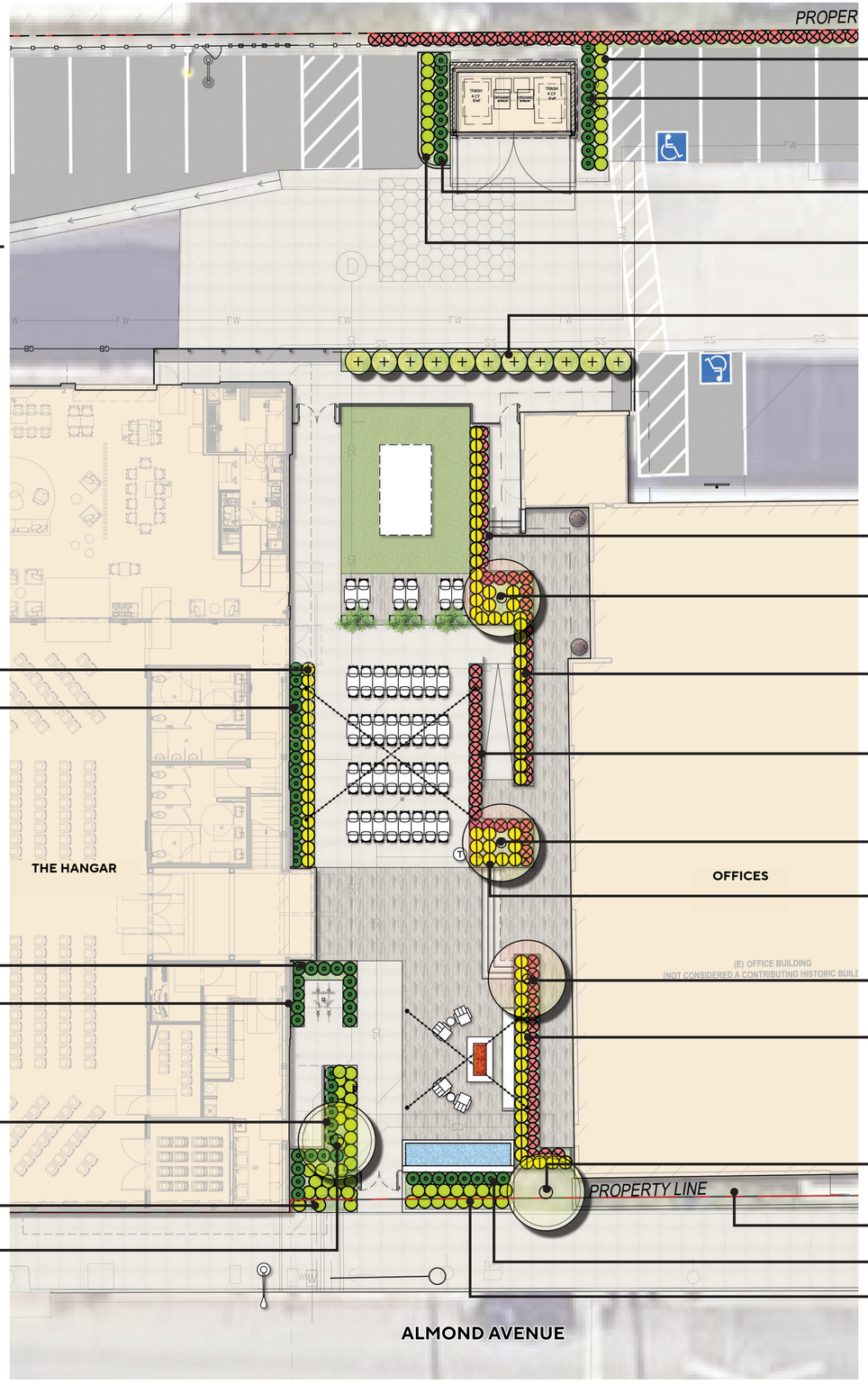
L03

Scale 1" = 10'
Job No. 2023-0553
Date 2026-01-05



38 | NASSELLA TENUISSIMA
5 GAL.

ENTRY PLANTING ENLARGEMENT



10 | LOMANDRA LONGIFOLIA 'BREEZE'
5 GAL.

10 | OLEA EUROPAEA 'MONTRA'
5 GAL.

9 | OLEA EUROPAEA 'MONTRA'
5 GAL.

8 | LOMANDRA LONGIFOLIA 'BREEZE'
5 GAL.

10 | BAMBUSA MULTIPLEX
15 GAL.

39 | MUHLENBERGIA CAPILLARIS 'IRVINE'
5 GAL.

1 | ARBUTUS X 'MARINA'
36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS
5 GAL.

30 | MUHLENBERGIA CAPILLARIS 'IRVINE'
5 GAL.

1 | ARBUTUS X 'MARINA'
36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS
5 GAL.

1 | ARBUTUS X 'MARINA'
36" BOX | MULTI-TRUNK, MATCHING

22 | SANTOLINA CHAMAECYPARISSUS
5 GAL.

1 | CERCIDIUM X 'DESERT MUSEUM'
36" BOX | MULTI-TRUNK, MATCHING

9 | EXISTING TO REMAIN - PROTECT IN-PLACE
- | PODOCARPUS GRACILIOR

8 | OLEA EUROPAEA 'MONTRA'
5 GAL.

16 | LOMANDRA LONGIFOLIA 'BREEZE'
5 GAL.

16 | SANTOLINA CHAMAECYPARISSUS
5 GAL.

16 | OLEA EUROPAEA 'MONTRA'
5 GAL.

4 | SANTOLINA CHAMAECYPARISSUS
5 GAL.

4 | OLEA EUROPAEA 'MONTRA'
5 GAL.

13 | OLEA EUROPAEA 'MONTRA'
5 GAL.

23 | LOMANDRA LONGIFOLIA 'BREEZE'
5 GAL.

1 | CERCIDIUM X 'DESERT MUSEUM'
36" BOX | MULTI-TRUNK, MATCHING

0 10' 20'

TREE LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY.	WUCOLS	DESCRIPTION
	ARBUTUS X 'MARINA' (MARINA STRAWBERRY TREE)	36" BOX	3	L	MULTI-TRUNK, MATCHING
	BAMBUSA MULTIPLEX (CLUMPING BAMBOO)	36" BOX	10	VL	HEDGE
	CERCIDIUM X 'DESERT MUSEUM' (DESERT MUSEUM PALO VERDE)	36" BOX	2	VL	MULTI-TRUNK, MATCHING

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	LOMANDRA LANGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	57
	MUHLENBERGIA CAPILLARIS 'IRVINE'	PLUMETASTIC PINK MUHLY GRASS	5 GAL	69
	OLEA EUROPAEA 'MONTRA'	DWARF OLIVE	15 GAL	60
	SANTOLINA CHAMAECYPARISSUS	LAVENDER-COTTON	1 GAL	85

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF ORANGE GUIDELINES.
NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48-HOUR NOTICE REQUIRED.
ALL TREES TO BE MAINTAINED AT THEIR FULL CANOPY.

CLIMATE ZONES FACTOR

WATER USE ABBREVIATIONS ARE AS FOLLOWS:

H = HIGH WATER NEEDS
M = MEDIUM WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

SUNSET ZONE: 23
USDA HARDINESS ZONE: 10b
WUCOLS REGION: SOUTH COASTAL, REGION 3

FRIENDS

FRIENDS CHURCH - THE HANGAR

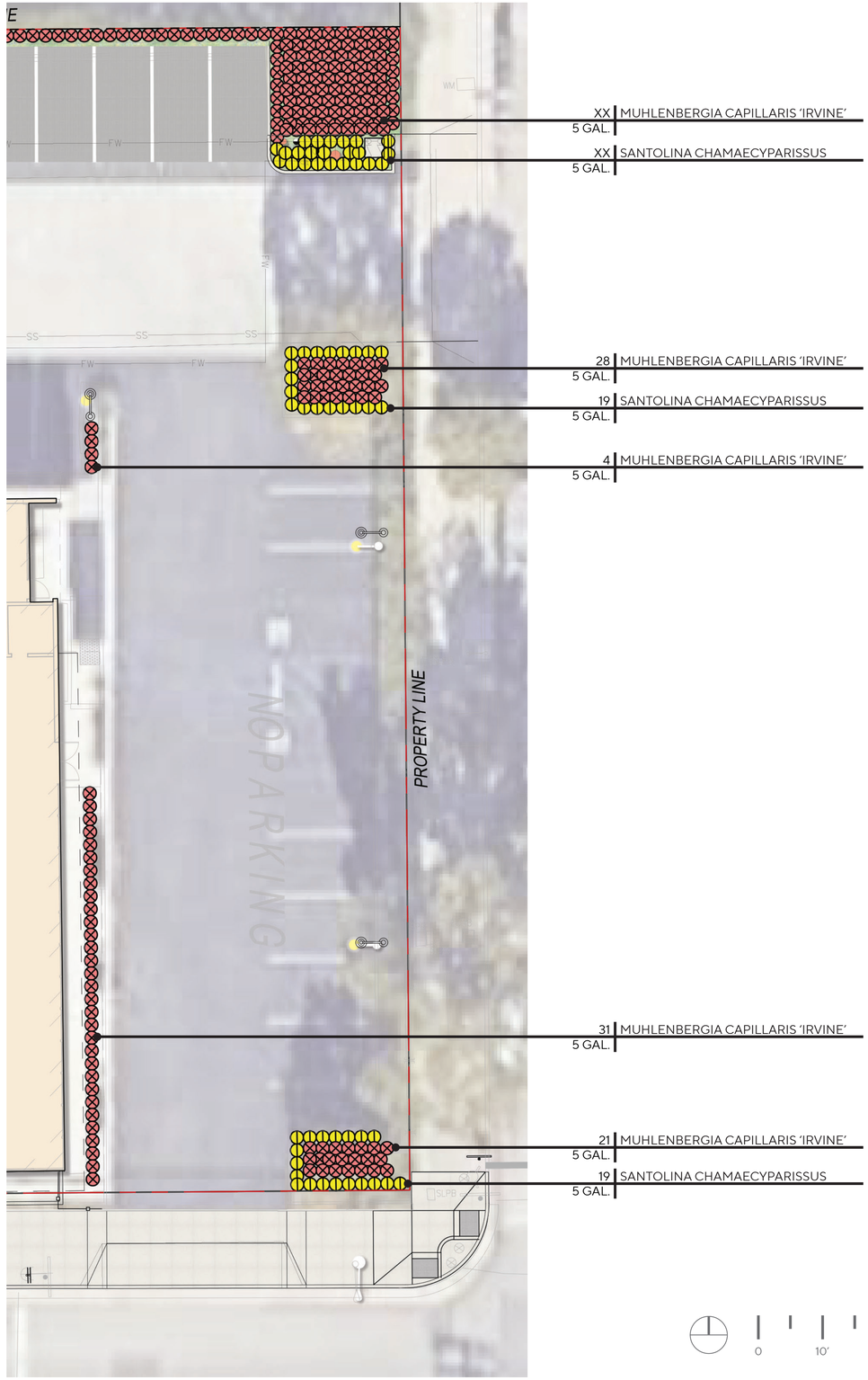
180 S. CYPRESS, ORANGE, CA

THE YARD
PLANTING PLAN

Architecture. Design. Relationships.

L04

Scale 1" = 10'
Job No. 2023-0553
Date 2026-01-05



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	CERCIDIUM X 'DESERT MUSEUM' (DESERT MUSEUM PALO VERDE)	36" BOX	2	VL	MULTI-TRUNK, MATCHING

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	LOMANDRA LANGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	57
	MUHLENBERGIA CAPILLARIS 'IRVINE'	PLUMETASTIC PINK MUHLY GRASS	5 GAL	69
	OLEA EUROPAEA 'MONTRA'	DWARF OLIVE	15 GAL	60
	SANTOLINA CHAMAECYPARISSUS	LAVENDER-COTTON	1 GAL	85

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SUNSET ZONE: 23
USDA HARDINESS ZONE: 10b
WUCOLS REGION: SOUTH COASTAL, REGION 3

FRIENDS

FRIENDS CHURCH - THE HANGAR

180 S. CYPRESS, ORANGE, CA

THE YARD
PLANTING PLAN

Architecture. Design. Relationships.

L05

Scale
Job No. 2023-0553
Date 2026-01-05

TREE IMAGES

ARBUTUS MARINA
(STRAWBERRY TREE)
HEIGHT: 20' - 30'
SPREAD: 15' - 20'
WUCOLS: M/L
FULL SUN

BAMBUSA MULTIPLEX
(CLUMPING BAMBOO)
HEIGHT: 10' - 25'
SPREAD: 4' - 6'
WUCOLS: M
FULL SUN

CERCIDIUM X 'DESERT MUSEUM'
(DESERT MUSEUM PALO VERDE)
HEIGHT: 25'
SPREAD: 25'
WUCOLS: VL
FULL SUN

SHRUB IMAGES

LOMANDRA LONGIFOLIA 'BREEZE'
(DWARF MAT RUSH)
HEIGHT: 3'
SPREAD: 3'
WUCOLS: L
FULL SUN

MUHLENBERGIA CAPILLARIS 'IRVINE'
(PLUMETASTIC PINK MUHLY GRASS)
HEIGHT: 3' -4'
SPREAD: 3' - 4'
WUCOLS: L
FULL SUN TO PARTIAL SHADE

OLEA EUROPAEA 'MONTRA'
(LITTLE OLLIE DWARF OLIVE)
HEIGHT: 6'
SPREAD: 6'
WUCOLS: L
FULL SUN

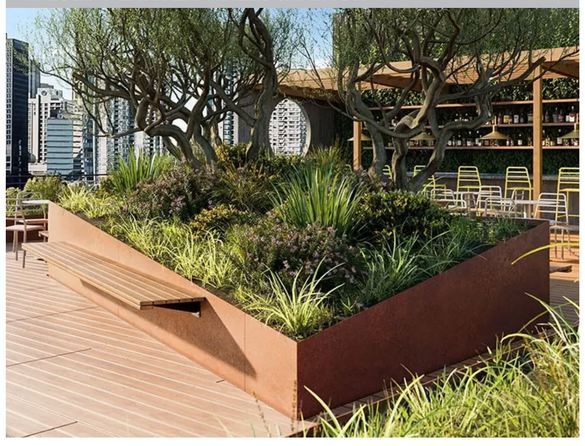
SANTOLINA CHAMAECYPARISSUS
(LAVENDER-COTTON)
HEIGHT: 1'-3'
SPREAD: 2'-3'
WUCOLS: L
FULL SUN

WATER FEATURES

PLAY STRUCTURES

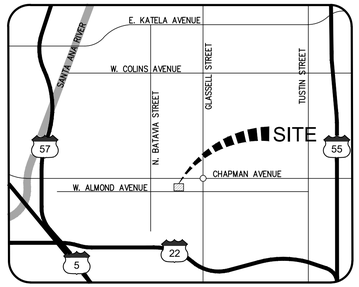
FIRE TABLE

RAISED PLANTER WALLS & BENCH



IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

THE HANGAR - FRIENDS CHURCH
CONCEPTUAL GRADING PLAN



VICINITY MAP
NOT TO SCALE

AREA SUMMARY:

± 48,569 S.F. / ± 1.11ACRES

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:

APN: 390-661-05

BENCHMARK:

BM ID: SA-281-75
DESCRIPTION: 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-281-75", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BATAVIA STREET AND CHAPMAN AVENUE, 66 FT. EASTERLY OF THE CENTERLINE OF BATAVIA AND 32.5 FT. NORTHERLY OF THE CENTERLINE OF CHAPMAN. MONUMENT IS
SET LEVEL WITH THE SIDEWALK.

ELEVATION: 171.70 FEET (NAVD 1988)

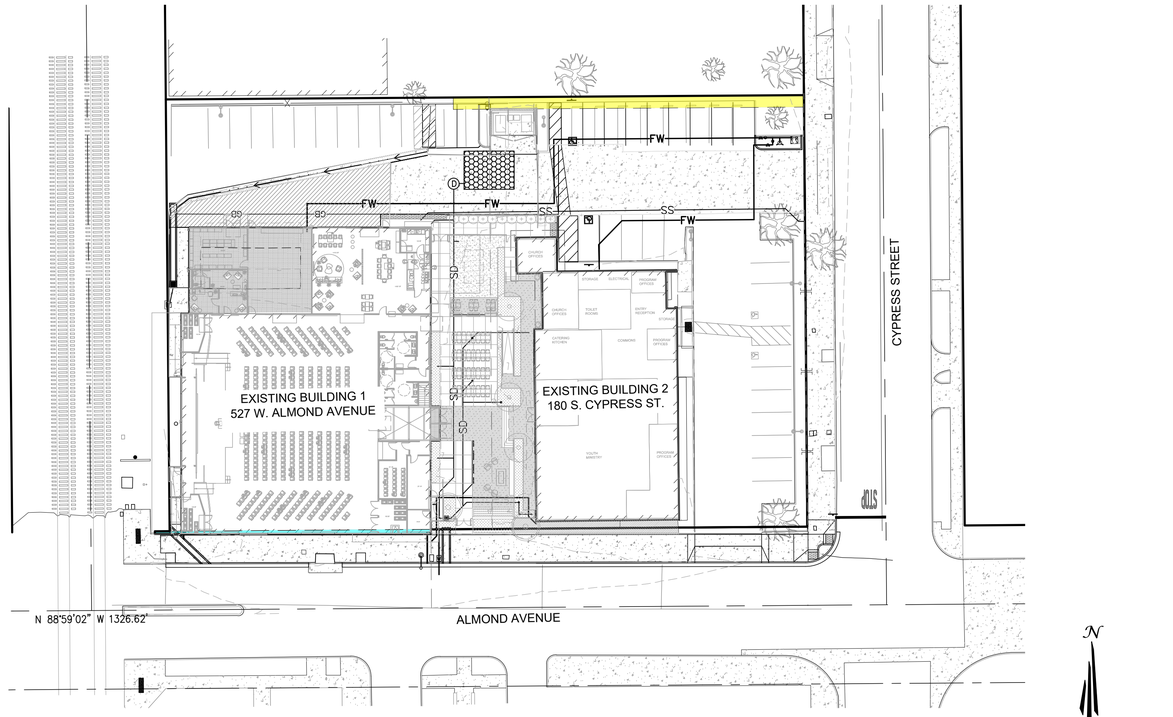
BASIS OF BEARINGS:

THE CENTERLINE OF ALMOND AVENUE BEING N 88°59'02" W BASED ON THE ORANGE COUNTY REAL TIME NETWORK (OCRTN)

FLOOD ZONE:

PER FEMA WEBSITE:

ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)
MAP NUMBER: 06059C0161J
EFFECTIVE DATE: DECEMBER 3, 2009



INDEX MAP
1"=30'

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN	2
CONCEPTUAL GRADING PLAN	3
CONCEPTUAL GRADING PLAN	4
CONCEPTUAL UTILITY PLAN	5
CONCEPTUAL BMP PLAN	6

APPLICANT

FRIENDS CHURCH – ORANGE
426 W ALMOND AVE.
ORANGE, CA 92866
KYLE ZIMMERMAN 949.637.7646
KYLEZ@FRIENDS.CHURCH

CIVIL

TAIT & ASSCOAITES
701 N. PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

ARCHITECT

AO ARCHITECTS
144 S. ORANGE ST.
ORANGE, CA 92866
JEFF RABBITT 714.639.9860
JEFF@ARCHITECTSORANGE.COM

LANDSCAPE ARCHITECT

AO ARCHITECTS
144 S. ORANGE ST.
ORANGE, CA 92866
JEFF RABBITT 714.639.9860
JEFF@ARCHITECTSORANGE.COM

GENERAL CONTRACTOR

C.W. DRIVER
2190 S. TOWNE CENTER PLACE
ANAHEIM, CA 92806
KARL KREUTZIGER 949.444.3531
KKREUTZIGER@CWDRIVER.COM

UTILITY COMPANIES

AT&T
1452 EDINGER AVE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: NICOLE MARTEL
PHONE: (714) 227-0021
EMAIL: NM8255A@ATT.COM

CITY OF ORANGE WATER DIVISION
189 S WATER STREET
ORANGE, CA 92866-1591
PHONE: (714) 288-2541

SOUTHERN CALIFORNIA EDISON
CONTACT: DANIEL B
PHONE: (626) 664-5148

SOUTHERN CALIFORNIA GAS COMPANY
1919 S STATE COLLEGE BLVD
ANAHEIM, CA 92806
CONTACT: JASON SUM
PHONE: (310) 687-2011
EMAIL: JSUM@SOCALGAS.COM

LAND AREA

48,804 ± S.F. / 1.120386 ± ACRES (GROSS)

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below Call before you dig.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

NO.	DESCRIPTION	BY	DATE
1	1ST PLANNING SUBMITTAL	--	11/12/24
2	2ND PLANNING SUBMITTAL	--	02/04/25
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REVISIONS

TAIT & ASSOCIATES
Since 1964
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

TITLE SHEET

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 2/5/2025
CHECKED:
DATE: 2/5/2025
REVISION #:
DATE:
JOB NO: SP9122S

Apr 10, 2025 - 5:56am by DSloan K:\Drawings\SP\SP9122S - Orange\ENG\Conceptual Plans\SP9122S_TS.dwg
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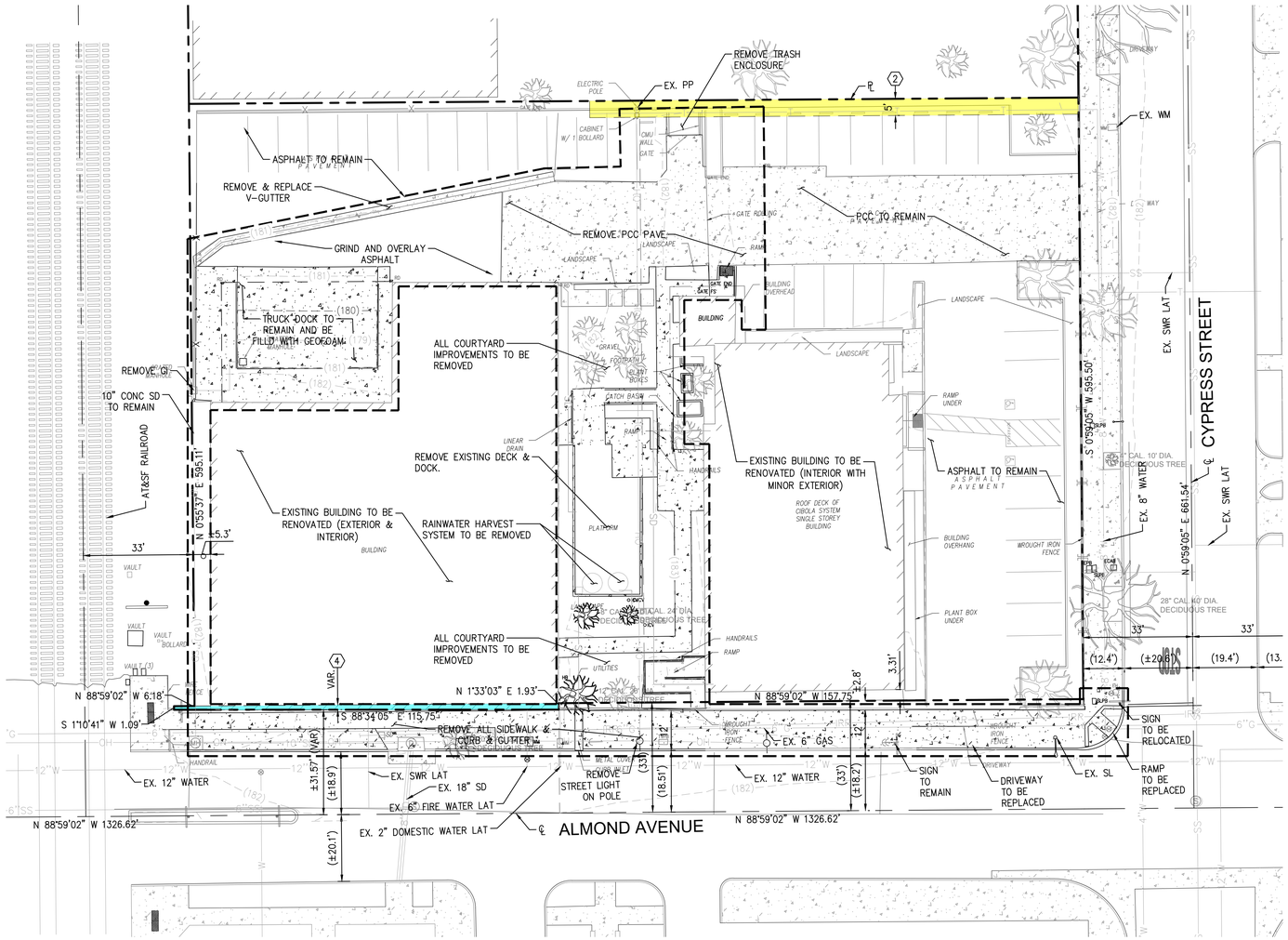

LEGEND

- LIMIT OF IMPACT/DEMOLITION
- CENTERLINE
- PROPERTY LINE/RIGHT OF WAY
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING FIRE WATER
- EXISTING GAS

ABBREVIATION

℄	CENTER LINE
ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY
AC	ASPHALT CONCRETE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
FW	FIRE WATER
FH	FIRE HYRANT
EX.	EXISTING
	EXISTING FIRE HYDRANT

TITLE REPORT:

TITLE COMPANY: FIDELITY NATIONAL TITLE
TITLE ORDER NO. : FBDO-2401694
COMMITMENT DATE: OCTOBER 2, 2024
TITLE OFFICER: TEAM ANDREW MARGO
EMAIL: THEATEAM@FNF.COM

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 8, 9, 10, 11, 12 AND 13, ALL IN BLOCK B OF CHUBBS ADDITION TO THE TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 86 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF ALMOND AVENUE, VACATED BY RESOLUTION NO. 10409 OF THE CITY OF ORANGE, A CERTIFIED COPY THEREOF BEING RECORDED DECEMBER 18, 2009 AS INSTRUMENT NO. 2009000679759, OF OFFICIAL RECORDS.

APN: 390-661-05

TITLE EXCEPTIONS:

⬡ INDICATES SHOWN HEREON. NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

A-B PROPERTY TAXES.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING APRIL 26, 1967
RECORDING NO.: BOOK 8235, PAGE 254, OF OFFICIAL RECORDS

3. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: THE CITY OF ORANGE RECORDING DATE: DECEMBER 3, 2001
RECORDING NO.: 20010869583, OF OFFICIAL RECORDS

4. EASEMENTS FOR PUBLIC UTILITY FACILITIES, SANITARY SEWERS, STORM DRAINS AND INCIDENTAL PURPOSES OVER THAT PORTION OF THE LAND LYING WITHIN VACATED ALMOND AVENUE, AS RESERVED IN RESOLUTION NO. 10409 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH RECORDED DECEMBER 18, 2009 AS INSTRUMENT NO. 2009000679759, OF OFFICIAL RECORDS.

5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS
DATED: JANUARY 29, 2010
RECORDING NO.: 20100000050857, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY:CYPRESS ALMOND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND COMERICA BANK RECORDING DATE: APRIL 26, 2021
RECORDING NO.: 20210002781143, OF OFFICIAL RECORDS

6. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 5.
DATE: FEBRUARY 1, 2010
RECORDING NO.: 20100000050858, OF OFFICIAL RECORDS

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS
DATED: FEBRUARY 15, 2012
RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091914, OF OFFICIAL RECORDS

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST
RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091915, OF OFFICIAL RECORDS

8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION AGREEMENT
LESSOR: CYPRESS ALMOND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: CIBOLA SYSTEMS CORPORATION, A CALIFORNIA CORPORATION

RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091917, OF OFFICIAL RECORDS

AN AGREEMENT RECORDED FEBRUARY 17, 2012 AS INSTRUMENT NO. 20120000091917, OF OFFICIAL RECORDS, WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT
ENTITLED: DEED OF TRUST WITH ASSIGNMENT OF RENTS RECORDING DATE: FEBRUARY 17, 2012
RECORDING NO.: 20120000091914, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: THIRD PARTY LENDER AGREEMENT
DATED: FEBRUARY 15, 2012
RECORDING NO.: 20120000091918, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
IN ORDER TO DELETE THE SURVEY EXCEPTION SHOWN ABOVE, A SATISFACTORY SURVEY OF THE SUBJECT LAND, WHICH COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYS MADE FOR TITLE INSURANCE PURPOSES, IS TO BE FURNISHED TO THE COMPANY.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS AS DISCLOSED BY THE SURVEY, OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

11. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

14. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

AREA SUMMARY:

± 48,569 S.F. / ± 1.11ACRES

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:

APN: 390-661-05

BENCHMARK:

BM ID: SA-281-75
DESCRIPTION: 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-281-75", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BATAVIA STREET AND CHAPMAN AVENUE, 66 FT. EASTERLY OF THE CENTERLINE OF BATAVIA AND 32.5 FT. NORTHERLY OF THE CENTERLINE OF CHAPMAN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 171.70 FEET (NAVD 1988)

BASIS OF BEARINGS:

THE CENTERLINE OF ALMOND AVENUE BEING N 88°59'02" W BASED ON THE ORANGE COUNTY REAL TIME NETWORK (OCRTN)

FLOOD ZONE:

PER FEMA WEBSITE:

ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)
MAP NUMBER: 06059C0161J
EFFECTIVE DATE: DECEMBER 3, 2009

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ENGINEER'S NOTE:

THE DEPICTED PROPERTY LINES ARE RECORD PROPERTY LINES AND DO NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS EXHIBIT IS TO REVIEW THE PROPOSED SITE IMPACTS WITH AN OVERLAY OF THE RECORD BOUNDARY AND ENCUMBRANCES AS IDENTIFIED IN THE NOTED TITLE REPORT.

NO.	DESCRIPTION	BY	DATE
1	1ST PLANNING SUBMITTAL	--	11/12/24
2	2ND PLANNING SUBMITTAL	--	02/04/25
3	3RD PLANNING SUBMITTAL	--	04/09/25

TAIT & ASSOCIATES
Since 1964
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County San Luis Obispo Sacramento Riverside Denver Boise Dallas Atlanta

TOPOGRAPHIC ENCUMBRANCE & LIMIT OF IMPACT PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 11/12/2024
CHECKED:
DATE: 11/12/2024
REVISION #:
DATE:
JOB NO: SP9122S

N

0 20' 40'
SCALE: 1" = 20'

2 OF 6

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AT&SF RAILWAY

ALMOND AVENUE

MATCHLINE - SHEET 4

N 88°59'02" W 1326.62'

REPLACE LIMITS OF EXISTING RED CURB

EXIST. CULVERT/CROSS LOT DRAINAGE FROM NORTH

EXIST. AC TO REMAIN

REPLACE PCC V-GUTTER

GRIND & OVERLAY OR RECONSTRUCT

REPLACE 3' V-GUTTER TO JOIN

REMOVE & REPLACE PERIMETER PCC U-CHANNEL

TRASH ENCLOSURE TO BE REPLACED PER CITY STD. 409

REPLACE PCC PAVEMENT

RESTRIE AND REPAVE (AS REQUIRED) TO CONSTRUCT ADA COMPLIANT PARKING STALLS

EXISTING TRUCK DOCK TO BE BURIED. SEE DRAINAGE NOTES ON SHEET 4 FOR POTENTIAL USE AS DETENTION SYSTEM.

SECONDARY OVERFLOW PARKWAY DRAIN

SET R/R JOIN ELEVATION AT 181.90 MAX

EXIST STREET VACATION & PUBLIC UTIL. EASEMENT

PROP. STREET LIGHT PER CITY STD.

REMOVE STREET LIGHT FROM POWER POLE

NEW CLASS II PCC PARKWAY PER CITY STD.

(182.20)TC (181.80)FL JUNCTION STRUCTURE TO REMAIN

182.06TC 181.56FL 24" PARKWAY DRAIN PER CITY STD.

CATCH BASIN AND LOCAL DEPRESSION TO REMAIN

181.52TC 181.02FL

181.60TC 181.10FL

4'X4' TREE WELL. TRIM ROOTS

181.81TC 181.31FL 24" PARKWAY DRAIN PER CITY STD.

4" CURB DRAIN PER CITY STD.

NEW 6" CURB & 1.5' GUTTER PER CITY STANDARDS

BLDG FF = 182.55 CHURCH OFFICES

BLDG FF = 183.5 CHURCH OFFICES

BLDG FF = 182.05 BUILDING 7,500 SF (INCLUDES CRY ROOM) (412 SEATS) (21 SEATS CRY ROOM)

RAISED BLDG FF = 182.72

STAIRS (2 RISERS)

STAIRS (3 RISERS)

STORAGE

TOILET ROOMS

CATERING KITCHEN

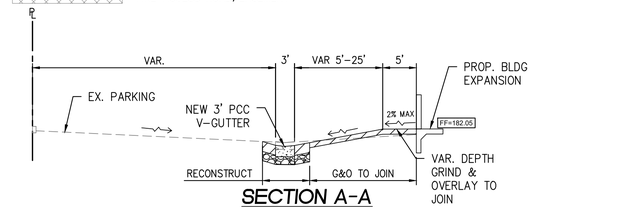
LOUNGE

YOUTH MINISTRY

LEGEND & ABBREVIATIONS

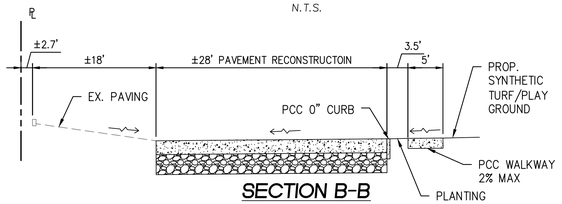
EXISTING CONTOURS	
PROPOSED CONTOURS	
CENTERLINE	
RIGHT OF WAY	
PROPERTY LINE	
EASEMENT LINE	
PROPOSED CURB	
EXISTING CURB	
RIDGE LINE/ GRADE BREAK	R
PROPOSED FIRE WATER LINE	FW
PROPOSED SANITARY SEWER	SS
PROPOSED WATER	W
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	SS
EXISTING STORM DRAIN	
EXISTING WATER	W
ACCESSIBLE PATH OF TRAVEL	
FIRE ACCESS ROAD/EASEMENT	

BOL	BOLLARD
CF	CURB FACE
℄	CENTER LINE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX.	EXISTING
FF	FINISH FLOOR
FH	FIRE HYRANT
FL	FLOWLINE
FS	FINISHED SURFACE
PL	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT-OF-WAY
RW	RECLAIMED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
SWLK	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
WM	WATER METER



SECTION A-A

N.T.S.



SECTION B-B

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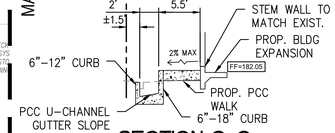

SECTION C-C

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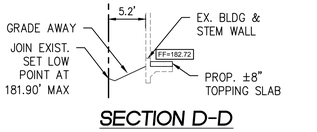
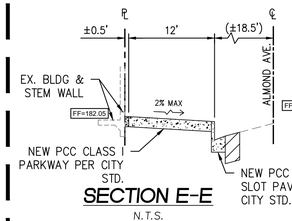


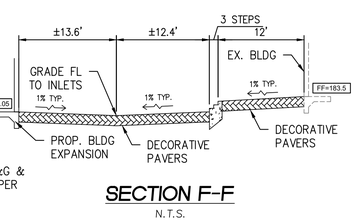
SECTION D-D

N.T.S.



SECTION E-E

N.T.S.



SECTION F-F

N.T.S.

CONCEPTUAL GRADING & DRAINAGE NOTES

** SEE SHEET 4 FOR GRADING AND DRAINAGE NOTES

SCALE: 1" = 10'

NO.	DESCRIPTION	DATE	BY
1	1ST PLANNING SUBMITTAL	11/12/24	--
2	2ND PLANNING SUBMITTAL	02/04/25	--
3	3RD PLANNING SUBMITTAL	04/09/25	--

REVISIONS

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www.tait.com

CONCEPTUAL GRADING PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 4/9/2025
CHECKED:
DATE: 4/9/2025
REVISION #:
DATE:
JOB NO: SP91223

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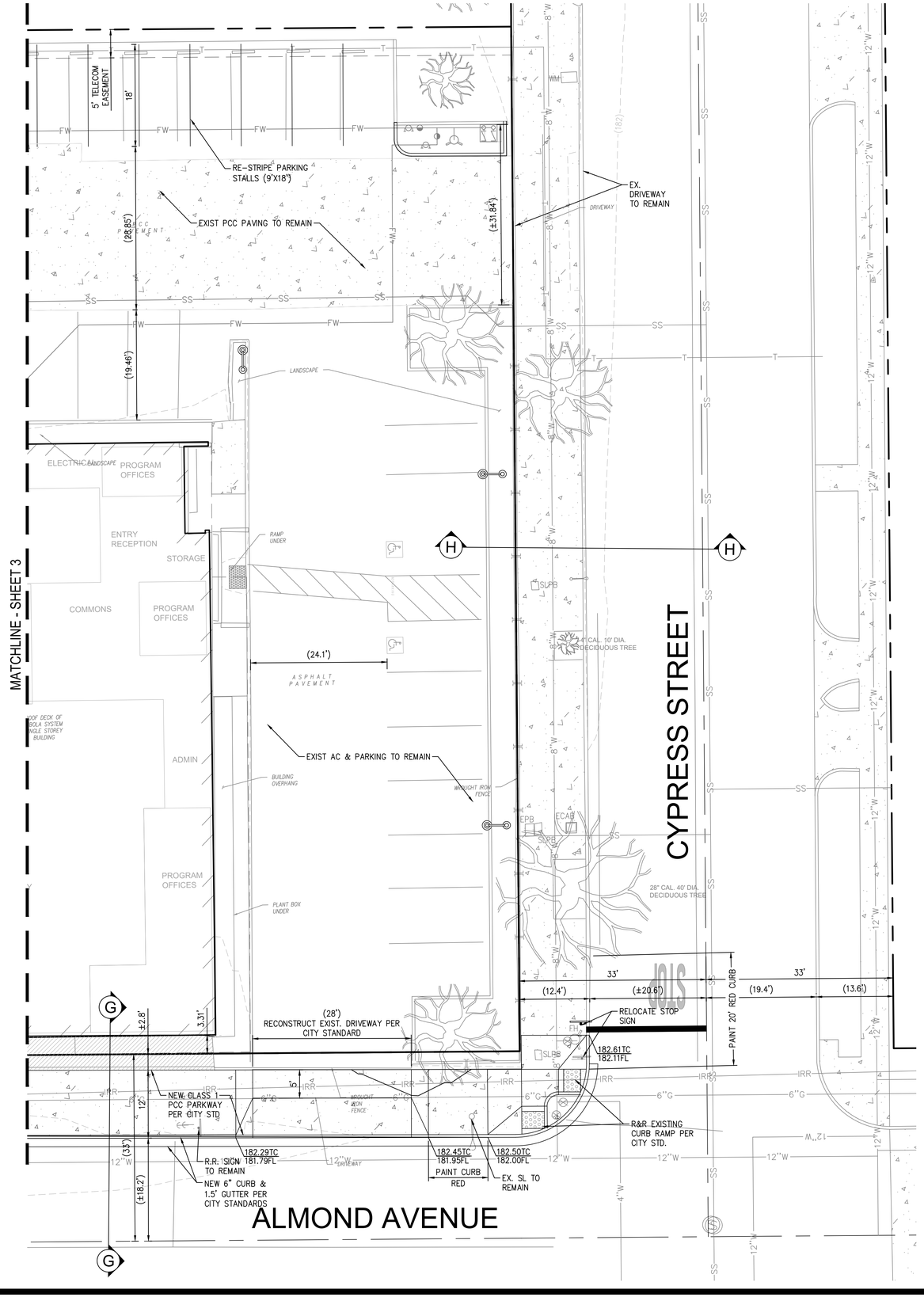
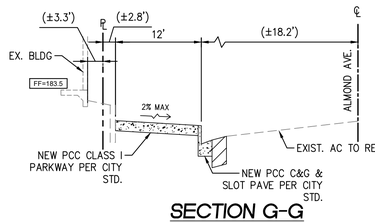


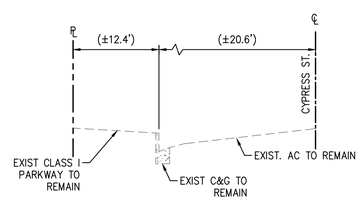
LEGEND & ABBREVIATIONS

33	EXISTING CONTOURS	BOL	BOLLARD
33	PROPOSED CONTOURS	CF	CURB FACE
	CENTERLINE	℄	CENTER LINE
	RIGHT OF WAY	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
	PROPERTY LINE	DW	DOMESTIC WATER
	EASEMENT LINE	EX.	EXISTING
	PROPOSED CURB	FF	FINISH FLOOR
	EXISTING CURB	FH	FIRE HYRANT
R	RIDGE LINE/ GRADE BREAK	FL	FLOWLINE
FW	PROPOSED FIRE WATER LINE	FS	FINISHED SURFACE
SS	PROPOSED SANITARY SEWER	PL	PROPERTY LINE
W	PROPOSED WATER	PP	POWER POLE
	PROPOSED STORM DRAIN	PROP.	PROPOSED
SS	EXISTING SANITARY SEWER	R/W	RIGHT-OF-WAY
	EXISTING STORM DRAIN	RW	RECLAIMED WATER
W	EXISTING WATER	SD	STORM DRAIN
	ACCESSIBLE PATH OF TRAVEL	SS	SANITARY SEWER
	FIRE ACCESS ROAD/EASEMENT	SWLK	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		WM	WATER METER



SECTION G-G

N.T.S.



SECTION H-H

N.T.S.

GRADING NOTES

WESTERLY TRIBUTARY:

- ASPHALT GRIND AND OVERLAY WILL BE REQUIRED ALONG THE NORTHERLY FACE OF THE WAREHOUSE BUILDING TO BLEND THE EXPANDED BUILDING FOOTPRINT TO THE EXISTING GRADES. DRAINAGE PATTERNS ALONG THE NORTH OF THE STRUCTURE WILL BE MAINTAINED WITH SURFACE RUNOFF BEING DIRECTED TO THE WESTERLY PROPERTY LINE.
- THE FFE OF THE WESTERN EGRESS DOORS WILL BE RAISED BY 8" IN ORDER TO PROVIDE SEPARATION FROM THE SECONDARY OVERFLOW DRAINAGE COURSE THAT IS LOCATED ALONG THE RAILROAD RIGHT OF WAY. EGRESS PATHS WILL BE RAISED ABOVE EXISTING GRADE AND JOIN PATHS OF TRAVEL ALONG THE NORTH AND SOUTH.

CENTRAL TRIBUTARY:

- EXISTING COURTYARD IMPROVEMENTS WILL BE FULLY REMOVED WITH THE TRUCK DOCK PROTECTED IN PLACE TO THE MAXIMUM EXTENT POSSIBLE. GRATED INLETS, SLOT DRAINS, AND SUBDRAIN SYSTEMS WILL BE UTILIZED TO CAPTURE SURFACE RUNOFF AND DIRECT THE RUNOFF TO A CATCH BASIN LOCATED AT THE SOUTHERLY CORNER OF THE COURTYARD (SEE DRAINAGE AND WATER QUALITY SECTION FOR FURTHER DETAIL)
- THE FFE OF THE EASTERLY OFFICE BUILDING IS APPROXIMATELY 1.5' HIGHER THAN THE WAREHOUSE BUILDING. STAIRS AND ADA COMPLIANT RAMPS WILL BE UTILIZED TO COMBINE PATHS OF TRAVEL FROM THE EASTERLY OFFICE BUILDING TO THE WAREHOUSE.
- ADA PARKING STALLS WILL BE STRIPED AND DESIGNATED AT THE NORTHEAST CORNER OF THE COURTYARD TO SERVICE THE PROPOSED HANGER STRUCTURE. GRADING AND ADA COMPLIANCE REVIEW WILL BE CONDUCTED ON THE EXISTING STALLS TO CONFIRM IF GRADING IMPROVEMENTS ARE REQUIRED TO ACHIEVE REQUIRED GRADS.

EASTERN TRIBUTARY:

- NO MODIFICATIONS OR GRADING IMPROVEMENTS ARE PROPOSED WITHIN THE EASTERN TRIBUTARY

PUBLIC STREET IMPROVEMENTS:

- EXISTING SIDEWALK AND CURB AND GUTTER WILL BE REMOVED AND REPLACED ALONG THE ENTIRE FRONTAGE OF ALMOND AVENUE. NEW SIDEWALK WILL BE CONSTRUCTED PER CLASS I PARKWAY CITY OF ORANGE STANDARDS.
- EXISTING DRIVEWAY ALONG ALMOND AVENUE WILL BE RECONSTRUCTED PER CITY STANDARDS
- EXISTING CURB RAMP AT THE NORTHWEST CORNER OF ALMOND & CYPRESS WILL BE RECONSTRUCTED.
- EXISTING STREET LIGHT ON POWER POLE WILL BE REMOVED AND A NEW STREET LIGHT, PULL BOX, AND CONDUIT WILL BE INSTALLED ON ALMOND AVENUE PER CITY STANDARDS.

STREET IMPROVEMENTS ON CYPRESS STREET WILL REMAIN UNCHANGED.

DRAINAGE NOTES

- PROPOSED SITE DRAINAGE WILL MATCH EXISTING DRAINAGE PATTERNS AND DISCHARGE ALL SITE RUNOFF TO THE CURB AND GUTTER OF ALMOND AVENUE. FURTHER HYDROLOGY AND HYDRAULIC STUDIES WILL BE REQUIRED TO VERIFY ADEQUACY OF EXISTING DRAINAGE SYSTEMS AND TO CONFIRM THE HGL OF ANTICIPATED LARGE STORM EVENTS. THE CONCEPTS BELOW OUTLINE THE APPROACH THAT WILL BE TAKEN WITHIN EACH TRIBUTARY:

WESTERLY TRIBUTARY:

- PRIMARY CAPTURE OF DRAINAGE WILL BE IN EXISTING 24" GRATED IN LET AT WESTERN EDGE OF PROPERTY WHICH FLOWS TO A 10" CONCRETE PIPE AND SUBSEQUENT 18"/21" CMP ARCH CULVERT UNDER THE RAILROAD.
- SECONDARY CAPTURE AND FLOOD PROTECTION WILL BE PROVIDED ALONG THE WESTERN PROPERTY LINE WITH A HIGH FLOW PARKWAY DRAIN CONNECTING ANY RUNOFF NOT CAPTURED IN THE STORM DRAIN TO THE CURB AND GUTTER ALONG ALMOND STREET.

CENTRAL TRIBUTARY:

- ALL DRAINAGE CAPTURED VIA INLETS AND ROOF DRAINS WILL BE DIRECTED TO THE 24" GRATED INLET LOCATED AT THE SOUTHERN EDGE OF THE COURTYARD. WATER QUALITY FLOWS WILL BE DIVERTED FROM THIS INLET TO THE ULTIMATE WATER QUALITY TREATMENT SYSTEM (SEE BELOW).
- PEAK FLOW RUNOFF FROM SMALL AND LARGE STORM EVENTS WILL THEN DESIGNED TO SPILL OUT OF THE 24" GRATED INLET TO THE PROPOSED 24" PARKWAY DRAIN TOWARDS ALMOND AVENUE.
- DEPENDING ON RESULTS OF THE HYDROLOGY REPORT AND PRE/POST RUNOFF ANALYSIS, THE EXISTING TRUCK DOCK VOID SPACE MAY CONTINUE TO BE UTILIZED FOR PEAK FLOW MITIGATION MEASURES. FURTHER STUDIES ARE PENDING AND WILL BE SUBMITTED TO THE CITY DURING PERMITTING PHASE.

EASTERN TRIBUTARY:

- NO MODIFICATIONS OR GRADING IMPROVEMENTS ARE PROPOSED WITHIN THE EASTERN TRIBUTARY

WATER QUALITY NOTES

- SEE SHEET 6 FOR THE PROJECT BMP PLAN. THE PROPOSED PROJECT WILL RECONSTRUCT AND GRADE MORE THAN 5,000 SF OF IMPERVIOUS AREA AND WILL BE SUBJECT TO IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS.

N

0 10' 20'

SCALE: 1" = 10'

NO.	DESCRIPTION	DATE	BY
1	1ST PLANNING SUBMITTAL	11/12/24	--
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CONCEPTUAL GRADING PLAN

THE HANGAR
FRIENDS CHURCH
527 W ALMOND AVE. / 180 S CYPRESS
ORANGE, CA 92866

DATE: 4/9/2025
CHECKED:
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REVISION #:
DATE:
JOB NO: SP9122S

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SITE UTILITY NOTES

DOMESTIC WATER SYSTEM

- BOTH STRUCTURES ON THE EXISTING SITE ARE SERVICED BY A SINGLE, 2" WATER METER LOCATED ON ALMOND AVENUE.
- EXISTING 2" SERVICES WILL BE INTERCEPTED AFTER THE METER AND WILL BE DIRECTED TO A NEW 2" BACKFLOW DEVICE. SERVICES WILL THEN BE ROUNTED ON SITE AND RECONNECTED TO THE TWO EXISTING STRUCTURES.

FIRE WATER SYSTEM

- THE HANGAR BUILDING IS CURRENTLY SERVICES BY A DIRECT FIRE WATER CONNECTION AND UNDERGROUND CHECK VALVE ON ALMOND AVENUE. THE OFFICE BUILDING IS CURRENTLY UN-SPRINKLERED.
- EXISTING FIRE WATER SERVICE ON ALMOND AVENUE IS PROPOSED FOR ABANDONMENT PER CITY STANDARDS AND A NEW 6" - 8" FIRE WATER CONNECTION IS PROPOSED ON CYPRESS STREET (PENDING FINAL HYDRAULIC ANALYSIS).
- A NEW BACKFLOW PREVENTION DEVICES AND PRIVATE FIRE HYDRANT WILL BE CONSTRUCTED ON SITE PER ORANGE FIRE CLEARANCE REQUIREMENTS
- A DEDICATED FIRE WATER CONNECTION WILL BE CONSTRUCTED FOR EACH BUILDING WITH ASSOCIATED PIV AND FDC TO SERVICES THE PROPOSED SPRINKLER SYSTEMS.

IRRIGATION WATER SYSTEM

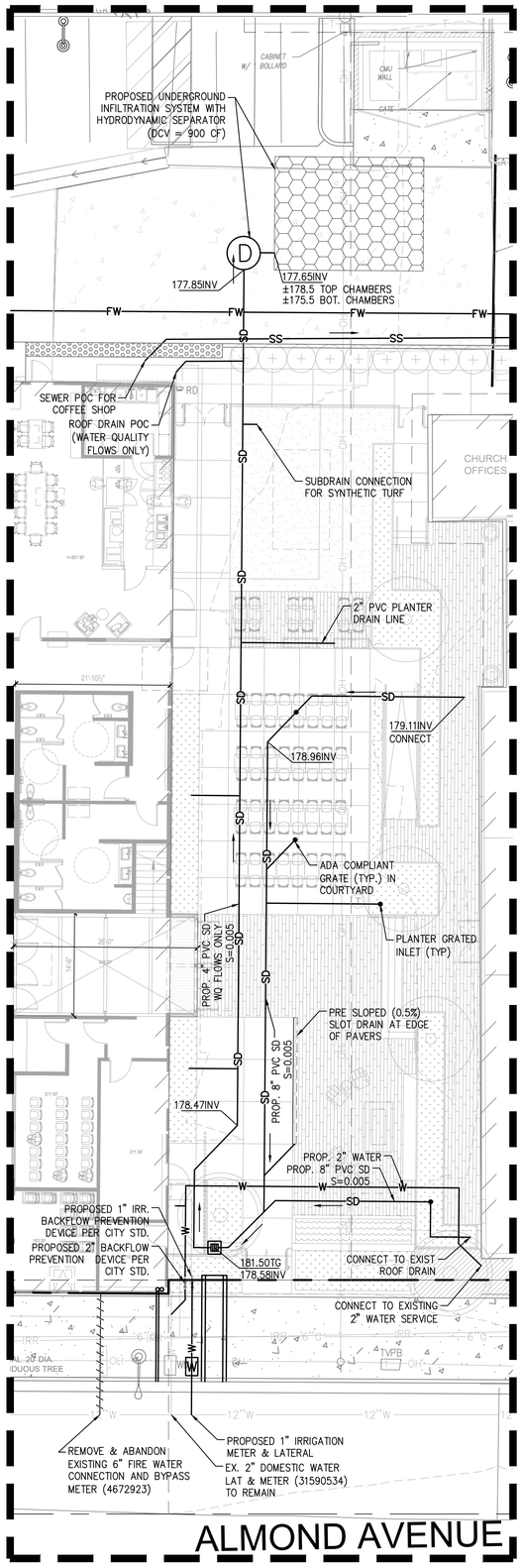
- NO DEDICATED IRRIGATION METER OR BACKFLOW DEVICE CURRENTLY EXISTS ON SITE.
- THE PROPOSED DEVELOPMENT WILL INSTALL A SINGLE, 1" IRRIGATION METER AND BACKFLOW PREVENTION DEVICE TO SERVICE THE PROPOSED LANDSCAPING IMPROVEMENTS.

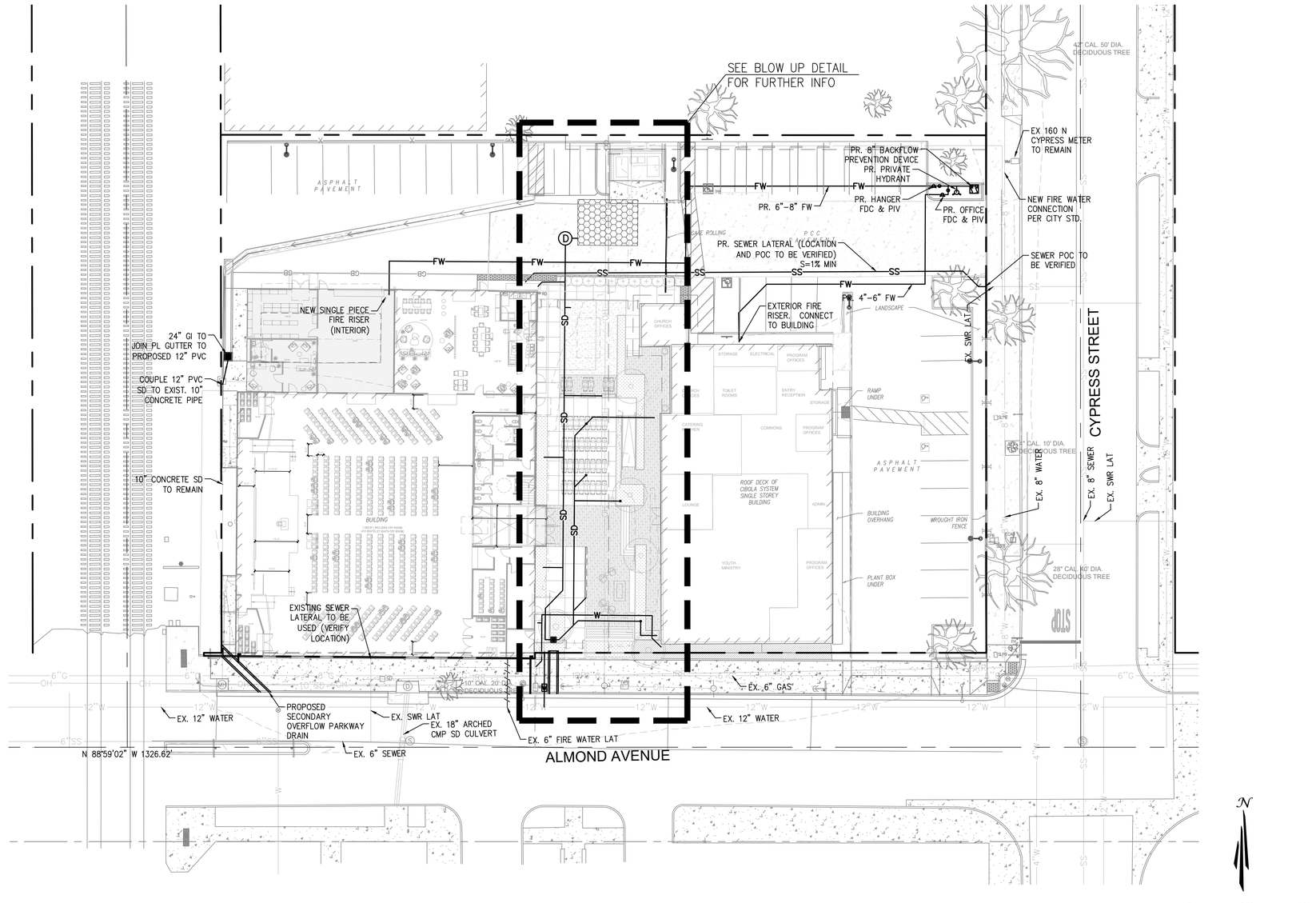
SEWER SYSTEM

- THE HANGAR BUILDING IS CURRENTLY SERVICED BY A SEWER LATERAL ON ALMOND AVENUE WHICH CONNECTS TO AN EXISTING 6" VCP SEWER MAIN THAT FLOWS WESTERLY.
- THE OFFICE BUILDING IS CURRENTLY SERVICED BY A SEWER LATERAL ON CYPRESS STREET WHICH CONNECTS TO AN EXISTING 8" VCP SEWER MAIN.
- EXISTING SEWER LATERALS FOR BOTH STRUCTURES ARE PROPOSED FOR REUSE. UTILITY LOCATING WILL BE REQUIRED TO CONFIRM THE LOCATION AND DEPTH OF THE EXISTING SEWER LATERALS.
- PENDING POTENTIAL DEPTH CONSTRAINTS, A NEW SEWER LATERAL HAS BEEN SHOWN TO CONNECT THE COFFEE SHOP PLUMBING TO THE EXISTING SEWER MAIN ON CYPRESS STREET. THE ON-SITE SEWER WILL CONNECT TO AN EXISTING SEWER LATERAL FOR THE SITE WHICH WAS USED TO SERVICE PRIOR IMPROVEMENTS ON THE OFFICE PROPERTY.

LEGEND & ABBREVIATIONS

	CENTERLINE	BOL	BOLLARD
	PROPERTY LINE	CB	CATCH BASIN
	PROPOSED CURB	CF	CURB FACE
	EXISTING CURB	℄	CENTER LINE
FW	PROPOSED FIRE WATER LINE	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
SD	PROPOSED STORM DRAIN	DW	DOMESTIC WATER
SS	EXISTING SANITARY SEWER	EX.	EXISTING
	EXISTING STORM DRAIN	FDC	FIRE DEPARTMENT CONNECTION
W	EXISTING WATER	FF	FINISH FLOOR
FW	EXISTING FIRE WATER	FH	FIRE HYRANT
G	EXISTING GAS	FL	FLOWLINE
	EXISTING FIRE HYDRANT	FS	FINISHED SURFACE
	PROPOSED FIRE HYDRANT	FW	FIRE WATER
	PROPOSED DCDA	INV	INVERT
	PROPOSED PIV	PIV	POST INDICATOR VALVE
	PROPOSED FDC	PL	PROPERTY LINE
D	PROPOSED STORM DRAIN MANHOLE	PP	POWER POLE
	PROPOSED STORM DRAIN GRATE	PROP.	PROPOSED
	FIRE ACCESS ROAD/EASEMENT	R/W	RIGHT-OF-WAY
		RW	RECLAIMED WATER
		SD	STORM DRAIN
		SS	SANITARY SEWER
		SWLK	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		WM	WATER METER





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CONCEPTUAL UTILITY PLAN

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ORANGE, CA 92866

DATE: 4/9/2025
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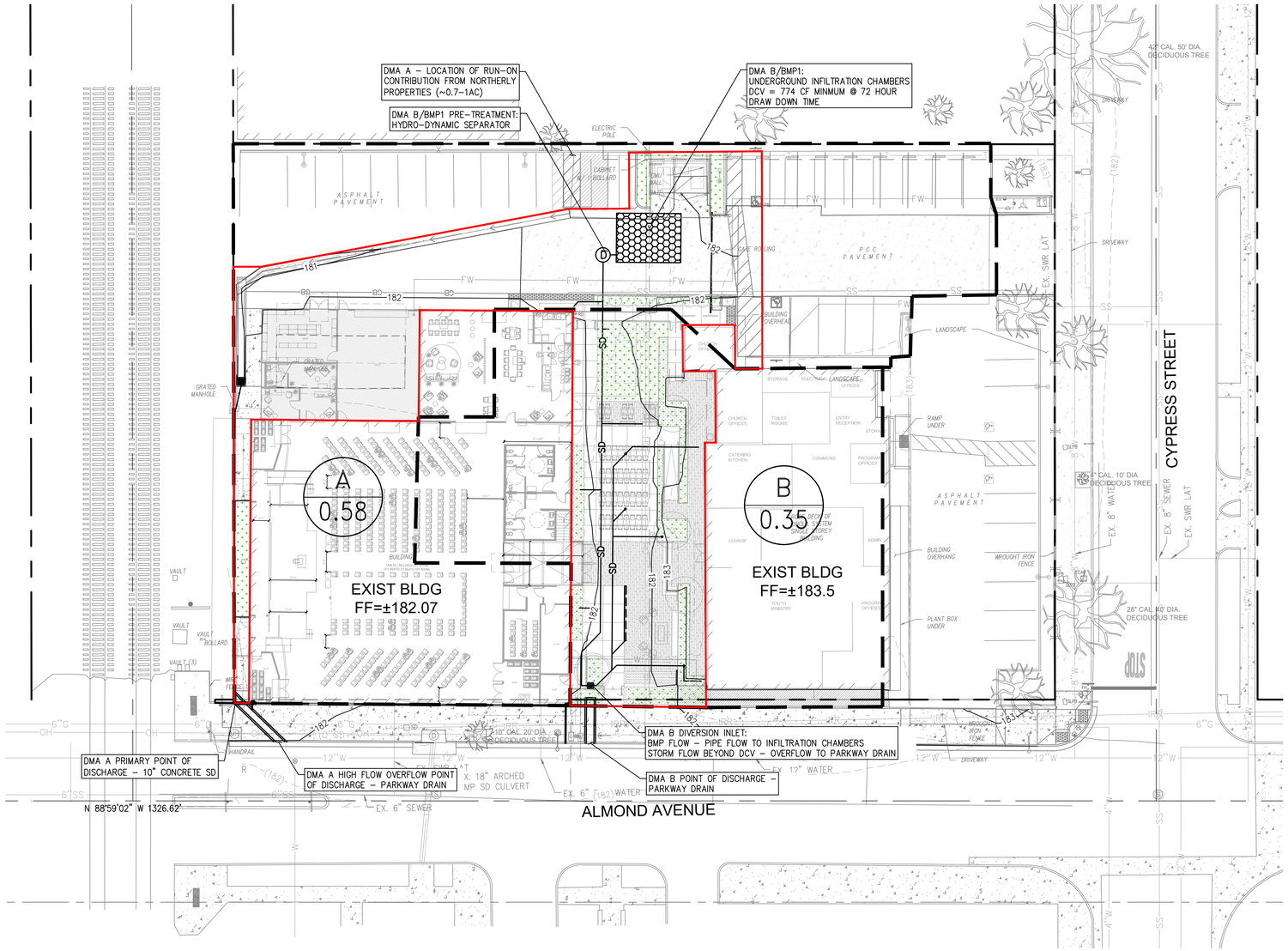

LEGEND:

- TOTAL DRAINAGE AREA BOUNDARY
- TOTAL AREA OF IMPACT
- TOTAL AREA (AC) — X (AREA ID) / #.## (AREA (AC))
- LANDSCAPE AREA
- R — RIDGE LINE
- (X) — EXISTING CONTOUR
- X — PROPOSED CONTOUR
- SD — STORM DRAIN
- MODULAR WETLAND SYSTEMS

DESIGN CAPTURE VOLUME

DMA	DMA AREA (Ac)	DMA IMPACT area (sf)	DMA IMPACT Area (ac)*	85th percentile depth (in)	Pervious Area (sf)	Impervious Area (sf)	Percent Impervious	Runoff Coefficient	DCV (cf)
A	0.58	8,930	0.21	0.8	495	8,435	94%	0.8584	511
B	0.35	5,570	0.13	0.8	1,428	4,142	74%	0.7077	263
Total	**0.93**	**14,500**	**0.33**	**--**	**1,923**	**12,577**	**87%**		**774**

WATER QUALITY NOTES

- GEOTECHNICAL REVIEW AND INFILTRATION STUDIES ARE PENDING. PRELIMINARY REVIEW HAS INDICATED GROUNDWATER IS APPROXIMATELY 10-20' BELOW GRADE AND MAY BE FEASIBLE HOWEVER, ADEQUATE CLEARANCE FROM EXISTING STRUCTURES AND PROPERTY LINES MAY RESULT IN AN INFEASIBILITY DETERMINATION. FOR THE PURPOSE OF THIS SUBMITTAL, A SCHEMATIC FOOTPRINT FOR A 900 CUBIC FOOT, OPEN BOTTOM INFILTRATION SYSTEM HAS BEEN SHOWN.
- SHOULD INFILTRATION BE DEEMED INFEASIBLE, PROPRIETARY FLOW BASED WATER QUALITY TREATMENT SYSTEMS WILL BE RECOMMENDED WITH POST TREATMENT WATER QUALITY FLOWS BEING PUMPED DIRECTLY TO THE CURB FACE VIA A NEW CURB DRAIN.
- DRAINAGE MANAGEMENT AREA NOTES:
  - DMA A: DRAINAGE RECEIVES RUN-ON CONTRIBUTION FROM NORTHERLY PARCELS AND SURFACE FLOWS TO WESTERN PROPERTY LINE. DRAINAGE IS CAPTURED BY GRATED INLET AND CONVEYED TO PUBLIC STORM DRAIN SYSTEM VIA 10" CONCRETE STORM DRAIN PIPE. DUE TO LACK OF SPACE AND ABILITY TO OBTAIN CLEARANCES FROM EXISTING STRUCTURES, BMPs ARE NOT PROPOSED FOR DMA A AND THE REQUIRED DCV WILL BE CAPTURED AS PART OF AN EQUIVALENT TRANSFER IN DMA B.
  - DMA B: DRAINAGE IS CAPTURED BY AREA/TRENCH/ROOF DRAINS AND DIRECTED TO A HYDRO-DYNAMIC SEPARATOR AND INFILTRATION CHAMBER VIA STORM DRAIN SYSTEM SIZED TO CONVEY THE 2 YEAR STORM. STORMS IN EXCESS OF THE 2 YEAR STORM WILL SPILL AT THE SOUTHERN PROPERTY LINE FROM A GRATED INLET AND WILL DISCHARGE TO THE PUBLIC CURB AND GUTTER ON ALMOND AVENUE VIA PARKWAY DRAIN. NOTE - DUE TO THE FACT THAT DMA B (0.35 AC) IS LARGER THAN THE TOTAL PROJECT DISTURBED AREA OF 0.33 AC,BMP 1 HAS BEEN OVERSIZED IN ORDER TO TREAT THE ENTIRE PROJECT DCV DUE TO CONSTRAINTS IN DMA A.

N

0 20' 40'
SCALE: 1" = 20'

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February 4th 2025

Friends Church – Orange - The Hangar

New Location: 180 S Cypress/527 W Almond, Orange, CA

Re: Project Narrative

Friends Church Orange is proposing to move locations to the property directly across Almond Ave to the address noted above. The project consists of an adaptive re-use of the existing 1925 steel frame warehouse (West Building) and the use of a remodeled existing office building (East Building) with site improvements to the connecting plaza between the two buildings and refreshing the gated entry off Almond Ave. The remainder of the site is limited in scope and is proposed as existing to remain aside from minor code required improvements, utilities, New Trash enclosure and a refresh of the existing parking lot and striping to include two new ADA parking stalls.

The project will relocate all functions of the current church operations including church services, offices, ministries, youth programs, food pantry and supporting needs to this new location. The church will continue to serve as a community program support space for many current community programs and offer opportunity to continue their mission.

This property is located within the Santa Fe Depot Specific Plan and adheres to those objectives, policies and guidelines through thoughtful adaptive reuse, placemaking and community services and programs beyond church services, incorporating historic rehabilitation for the protection of the historic environment and implementing modern sustainable environmental practices.

The West Building or Warehouse is considered a Contributing Building of historical significance as it is located within the three City of Orange Historical District Overlays:

- Plaza Historic District
- Local Old Towne Historic District
- Old Towne Orange Historic District

All efforts will be taken in alignment with the City of Orange Historic Review and Historic Preservation Design Standards (HPDS) where applicable. An architectural historical consultant has been engaged to review and guide the project through the proper approach to historic renovations/rehabilitation for an adaptive re-use. Historically significant elements that contribute to the former use and historic past will be carefully considered, and the design solutions proposed will align to minimize impact to the historical property and historical features.

This document also includes our parking assessment narrative as well as overall existing condition narrative and basis of design to provide insight into our design approach. AO is very appreciative of the time the city has provided this team to ensure we are developing it with the City of Orange's departmental input leading the collective team to a successful project and addition to the Old Towne Orange historical community fabric.

Parking Narrative for current conditions at current location.

Friends Church Orange began in 2013 with a desire to be *In* the city, *For* the city and bring a spiritual, redemptive element to the renewal that has been taking place in this great city for the past couple decades. Since that is part of our foundational DNA, it is a key factor in the decisions that are made and how they are lived out regarding our partnerships, programs, and potential impact on our city and neighbors. As such, we work hard to love our city and be a good neighbor.

In 2016, when we moved from our original time and location, meeting Sunday nights at a rented facility in The Plaza to gathering on Sunday mornings in the Packing House at 426 W. Almond, we knew it would be important to mitigate the impact on the surrounding neighborhoods with traffic, noise, and parking issues. For the first few years, we were able to primarily use the 70 parking spaces available at the Packing House. As we grew, we were able to secure parking agreements for Sundays with our neighbors across Almond St: 40 spaces with Cibola Systems and 84 spaces with The Depot. This has given us Sunday access to 194 parking spaces, allowing us to grow during the peak parking time without creating disruption for our neighbors.

In the fall of 2020, we also began a partnership with TheHubOC hosting one of the programs they facilitate: The Youth Centers of Orange. The YCO provides free after school care primarily to kids whose families are living at or below the poverty line in our city. Even as the use of our space at the Packing House increased on a daily basis, we have worked hard and are mindful to create programming with staggered pick-ups and drop-offs during the week with Friends Church and The YCO, alleviating the impact on our surrounding neighbors and parking spaces.

As we look to the future and are hopeful to purchase and renovate The Hangar in an attempt to create a more permanent location to love and serve our city through Friends Church and partnerships with like-minded organizations such as TheHubOC, we are confident in maintaining our current parking arrangements for weekends with The Depot, the Packing House, as well as owning the spaces currently borrowed from Cibola. Any revision to current parking agreements with neighbors will be shared as a courtesy with the City of Orange, but as we understand will not be require review or submission to the city as pursuant to AB 2097, the City cannot impose any minimum parking standards on projects that are within ½ mile of a high quality transit stop (which is the train station in Old Towne), therefore, there is no minimum off-street parking requirement for this project.

Friends Church - Orange Use Narrative

From its inception in 2013, Friends Church has existed as a church desiring to be *in the city and for the city.* As we have lived out this mission over the past 11 years, we have attracted a larger congregation who shares this purpose and who wants to make an impact in our city, especially for those in Orange who are marginalized, who suffer from poverty and homelessness, and who need a community to support them both

physically and spiritually. The proposed Hangar project will provide a permanent space and foundation for us to continue to impact the city of Orange in this way for generations to come.

CURRENT USE OF SPACE- Weekends

As we consider the use of this new space, it is important to understand how we currently operate on a day-to-day basis.

One of our primary functions is to offer 1-hour worship services on Saturday and Sunday. Our average attendance is as follows:

Saturday 5pm- 150 Adults, 20 children
Sunday 9am- 240 Adults, 50 children
Sunday 11am- 270 Adults, 40 children

Average Total Fall 2024- 660 Adults, 110 children

Once a month, we run a food pantry on Saturday morning where we provide food for the month for 150 families. This lasts for 2 hours.

CURRENT USE OF SPACE- Weekdays

During business hours Monday-Friday we use the space in a large variety of ways. We set up and tear down for meetings and events; we meet with members of the congregation as we plan our worship services; we run Bible Studies; and we offer space to partner organizations such as The HubOC for their meetings and team development. This is also when we help operate and coordinate services such as our food pantry, after school programs for kids at or below the poverty line, and resources and donations for the unhoused.

We are also piloting an Early Learning Program for kids ages birth through 5 years old that is running from 9am-12pm with an average of 10 children and 4 staff. If this proves to meet a need in the city for parents, we will assess this program's future growth and make necessary adjustments to this schedule.

We have 6 full time employees and 4 part time employees. However, these staff work many hours from home or at our central church campus in Yorba Linda. Monday through Friday from the hours of 8am to 3pm, we have an average of 10 staff and volunteers working from the building. Once or twice a week we run a larger meeting or Bible Study that averages 20-30 people.

One day a week from 3 to 6pm, we host the Youth Centers of Orange for an after-school program, averaging anywhere from 20-60 kids.

Weekday evenings also vary from day to day. We offer meeting space for Life Groups, College and Young Adults, and Students, with groups starting at 20 people and getting as large as 80 people. These meetings often have live music which always ends by 9pm. We also offer childcare in our space downstairs as needed.

ADDITIONAL USE OF SPACE- The Hangar

The Hangar will provide ways for us to care for the surrounding community in new and exciting ways. In addition to continuing the current use of space, we hope to expand our reach to our neighbors through several new initiatives.

The property will include a café with a small playground which we hope will be a space where the community can bring their kids and have a safe space to gather. We will research how to make this most effective and affordable and will then determine hours of operation for the community at large. The café will also be open whenever a worship service is occurring. We will investigate partnering with an outside entity to operate this café, but Friends Church will be the owner.

The Hangar's large gathering space will be a multi-use facility that can be used for sports such as basketball and pickleball. We hope to offer recreational games for the community during after school hours. The office space could also be used for tutoring programs and skill-development programs.

PHASING FOR THE HANGAR

Ideally, we will be ready to support all our renovation plans so that when we occupy the space, it will be fully functioning with the intended design for function.

However, if planning and finances go beyond our expectations, we will implement phasing with the following in mind.

-The interior of the main gathering space will need to be safe and able to accommodate our congregation at the current numbers.
-Parking and path of travel must be completed.
-Roughly 80% of the courtyard must be completed and safe
-Additional project components like the café, storage areas and office areas could be completed in later phases if necessary.

Existing Condition Assessment and Conversion Basis of Design Strategies for:

The Hanger – Warehouse – Friends Church – Orange

The assessment below is intended to provide data to assist construction ROM pricing for the conversion of a current warehouse into an A occupancy community worship and flex space for Friends Church, Orange.

General Building Information

Address: 527 W Almond

Approximate Build: 1925 (steel construction)

Building is in Old Towne Orange Historic District- Listed as a significant resource.

Parcel Assignment: Contributing Historic Building

Slab on grade

Fully sprinklered

Passive ventillation

Building Analysis

Building Area:	+/-14,800 s.f.
Type of Construction:	VB, sprinklered
Occupancy:	A-3

Building Conversion Considerations:

- Change of Use – CUP required
- Assembly over 500 occupants – Risk Category III
- Weather tight needs
  - Interior
  - Assumed exterior is historically significant.
- Acoustics
  - Worship gathering area – Internal.
  - Rail adjacency – External
- Historic compliance/considerations – 3 overlapping historic district overlays
  - Pending review on the national register
  - Exterior Look and Feel
  - Site issues regarding historic – district overlays
- Fire/Life Safety

Basis of Design Executive Narrative:

ARCHITECTURAL BASIS OF DESIGN NARRATIVE:

The thoughtful design will be based on the assessment and guidance provided by George Taylor Louden, AIA Historical Architecture Consulting with strict adherence to the Secretary of the Interior Historic rehabilitation Standards. George Taylor Louden has been approved by the City of Orange planning department for assessment of and reporting for this property. The report is contained herein.

Building (Historical) Rehabilitation:

Exterior Corrugated Steel Panels: The general look and feel from the exterior is to be protected/preserved or refreshed to preserve the historical look and use of the building. The exterior corrugation will be removed and either mapped for reinstallation or replaced in kind with identical metal corrugation material. The removal will allow for the interior wall to be constructed to achieve energy efficiency as well as appropriate waterproofing necessary for the new use. Where an new material is proposed it is aligned with the same vertical ribbed articulation but stands apart from the existing emphasizing new vs historic. All significant existing horizontal banding or seaming will be maintained.

Existing Windows:

The existing windows are narrow steel sill/frame industrial windows with steel muntins. At a much more recent time a 2x wood frame with metal mesh was added to the exterior for unknown reasons. This has not aged well and would be removed and replaced with a metal frame around the existing windows to seal the windows from weather intrusion.

South Elevation: (7: 4'x6') and lower windows (4: 5'x7')

West Elevation: (7: 4'x6')

North Elevation: (8: 4'-6')

East Elevation: (8: 4'-6') and lower windows (1: 5'x7')

The existing clearstory windows on **South elevation** (Almond), **West elevation** (Railway) and **North Elevations** (Parking Lot) will be preserved by cleaning, repairing, sealing and installing a new metal frame surround.

Existing Windows on the **East Elevation** will be modified with the introduction of the new entry portal; while 4 of the clerestory (4'x6') windows and the single lower (5'x7') window will be preserved, 4 clerestory windows will be removed to allow for the proposed entry structure and new modern operable windows at the NE mezzanine. Though the new windows are modern they will be in keeping with the metal/steel muntin pattern consistent with the existing.

A new insulated wall will be built on the interior side of the exterior skin with new double pane, single lite windows (muntin less) placed in the wall aligned with the existing window locations, so that the daylighting is preserved as well as the view of the existing historic windows from the inside. This is required for the conditioned space to meet T-24 requirements.

Existing Corrugated Sliding Doors: The existing sliding warehouse doors along the South Elevation (Almond) will be preserved as precedence has been set within the Old Town district. They are to be preserved in the 'Closed' position with the exterior slide rails intact. The operable door on the North Elevation will be replaced with a modern steel and glass overhead door. The southernmost sliding door on the East elevation will be preserved in the 'closed' position

with a new door installed. The center sliding door will be preserved in the 'closed' position with the new entry integrated into it.

Existing Louvers: The existing louvres were installed at a more recent time, they do not fit the original openings and plywood was used to seal the remaining gaps. New industrial louvers will be installed custom to the original openings. They can be false vents or tied to new HVAC system to allow for fresh-air intake. If not required for HVAC use; the new interior perimeter wall will cover them from view on the interior.

Metal Corrugated Roof: The existing corrugated roof diaphragm will be maintained, new continuous insulation will be installed over the corrugation with new corrugated material (painted) over the insulation. This material will match the existing curved corrugated material currently visible. An integrated gutter system will be installed in the roof overhang along Almond out of view and will be internally drained and tied to underground storm drains. Overflow outlets will be located on the West and East elevations.

Existing Steel Structure: The structure will be preserved and modified only where necessary to meet historical structural code. The change in occupancy requires the building to be upgraded to a seismic risk category III. This includes expansion of main structural column footings, additional truss bracing in the roof structure and added x-bracing in the exterior structural system for additional seismic lateral support. The approach will be careful use of materials to blend with the current structural steel members for the added wall x-bracing and added roof structure truss bracing. The expanded footings will be invisible to the eye as disrupted conditions will be replaced to match existing.

Existing Loading Dock: The proposed use requires an infill of the existing loading dock, The approach is to leave the dock sloped slab in place, infill with structural EPS geofoam with a new concrete topping slab to flush out with current finished floor level. The design takes into consideration the reversable criteria of being able to return the dock to its original form in the future if the opportunity presents itself.

New Design Elements Introduced:

The architectural design intent for modernization and adaptive reuse aims to honor the building's historic character while introducing contemporary industrial farmhouse elements.

Key features include:

• Barrel-Vaulted Aesthetic: The existing corrugated hangar style is preserved and enhanced inside and out. The open roof structure will remain exposed on the interior. The vertical steel structural columns and X-Bracing will remain visible on the interior. Internal overhead doors leading to the north space will remain open while in-filled with modern storefront glazing.

• New Prominent Entryway and Courtyard façade enhancements: A prominent entryway on the East elevation within the courtyard (The Yard) will bring an important welcoming ceremonial entry element balancing a contrast of old and new. An integrated cross in the storefront signifies the entry to God's house and worship.

New operable 2nd story windows on East elevation: The inclusion of modern steel or metal matching steel windows at the mezzanine level will be introduced to create greater transparency; allowing views from the interior balcony into the revitalized courtyard below.

A new faux steel storefront system will be integrated into the lower rear structure to accommodate a café, clad in standing seam metal panels that replace the existing damaged metal skin, maintaining a similar profile while incorporating a striking dark bronze finish for added contrast. These elements are implemented on the interior courtyard to enhance the guest experience within an important congregation area.

Exterior Enhancements and Canopy along Almond: Similar to the metal cladded finish on the interior courtyard façade, this finish will also be applied to eastern end of the Almond Street elevations with a metal eyebrow constructed of similar wide flange steel shapes found within the structure. This important feature highlights the new adaptive re-use and provides for signage and a more intuitive wayfinding identity to the main entry within the courtyard since no new access is proposed along Almond.

Overall, these minimal changes and thoughtful enhancements make a significant impact, celebrating the building's historical essence while infusing it with modern functionality. These thoughtful enhancements maintain the building's historical essence while introducing modern functionality, creating a welcoming and vibrant space within an important historically significant building preserving the important past industry within the Orange Historical District.

Acoustics:

It is suggested that an acoustical consultant be brought in to assess the proposed wall assembly to abate nuisance noises from the exterior and interior acoustic (light weight) panels provided on the interior to provide for an appropriate interior space experience.

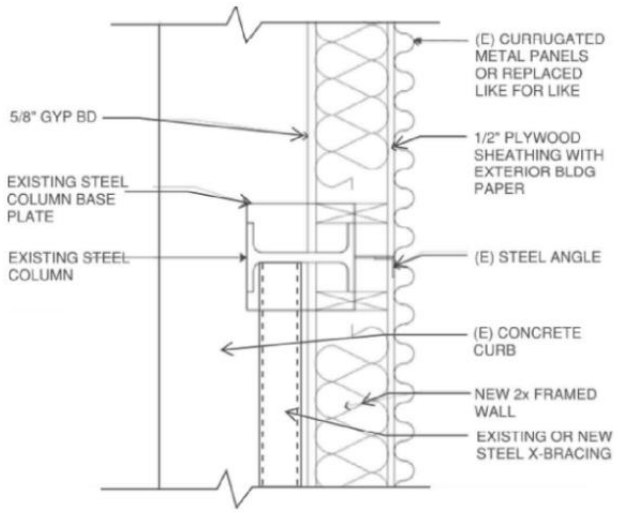
Restrooms:

Large multiple occupancy accessible restrooms will need to be installed to support final occupancy counts

Building Envelope:

Wall Assembly

Existing wall: Painted metal siding attached directly to metal building frame and steel angles.



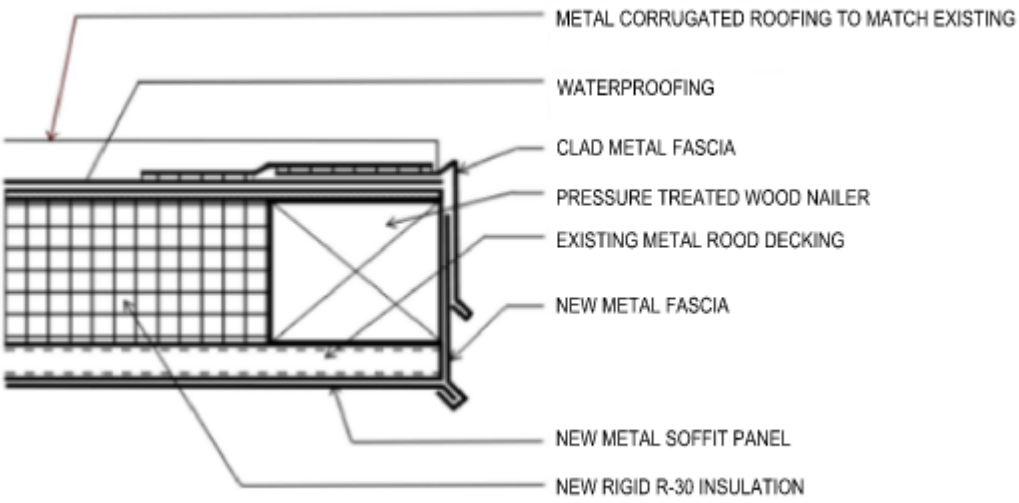
1 EXTERIOR WALL ASSEMBLY

Existing metal siding to remain, or be replaced in kind. Provide new insulated stud wall with plywood sheathing and air/vapor barrier on exterior side and gypsum wall board finish on interior side. Existing metal siding to be removed and reinstalled after new interior wall constructed. See detail below.

Entrances and Exits: New Exits will need to be considered around the perimeter to meet egress requirements of an A-3 of high occupancy, See Exhibit A. Consider standard storefront systems in these areas and steel insulated doors on the railway (west elevation) side. A continuous concrete curb existing around the exterior perimeter that would be demoed in entrance/egress locations only. (See Photo Exhibit C)

Roof Assembly

Existing Roof:	Painted metal deck
Proposed roof:	New corrugated metal roof panels to match existing roof system with decorative profile over new rigid insulation (R-30) over existing metal deck. See detail below.
Note:	Structural review of existing metal deck to confirm its reuse



STRUCTURAL BASIS OF DESIGN NARRATIVE:

1. Foundation System
   a. " The Sanctuary" is assumed to be supported on shallow foundations with pad footings supporting square steel columns around the perimeter. The foundation system will have to be upgraded bringing the existing structure to current code with a risk category III due to an increase in the design forces for seismic and wind design. This will require significant upgrades to the seismic support system including additional braced frames which require revisions to the existing pad footings at all four sides of the building. The existing footings are likely undersized and will need to be modified to increase the size of the footing utilizing epoxied rebar and concrete. The existing slab is concrete slab on grade, thickness and reinforcing is unknown.

2. Framing System
   a. The roof is constructed of full span steel bow trusses comprised of steel angles at top and bottom chords and webs. There are no interior columns or supporting members. The trusses are supported by steel columns at the exterior perimeter. The roof sheathing is corrugated metal panels.

3. Lateral Systems
   a. Introduction
   b. The primary lateral system is steel "X" braces at each side of the structure.

   c. Wind Loads: As Per the 2022 CBC, Section 1609A.
      i. Design Factors:
         - Basic Wind Speed: 102 MPH
         - Exposure Type: Type C
      ii. Method of Design: ASCE 7-16 Method 1 (Equivalent Lateral Force Procedure)
      iii. Load Combinations: Per the 2022 CBC, Section 1605A.2, 1605A.3, and 1605A.4.
   d. Seismic Loads: As Per the 2022 CBC, Section 1613A.
      i. Design Factors:
         - Ss: 1.358
         - S1: 0.483
         - SDS: 1.087
         - SD1: .585
         - Site Class: D
         - Importance Factor, I: 1.25
         - Soil Profile Type: Default
         - Seismic Design Category : D

4. Material Properties
   a. Concrete
      All Structural concrete mixes shall be Type II cement conforming to ASTM C595. All structural concrete shall have a minimum compressive strength at 28 days as follows:

Footings and Grade Beams:	f'c = 4,000 psi (145 pcf)
Slab on Grade:	f'c = 3,000 psi (145 pcf)
Equipment Pad:	f'c = 3,000 psi (145 pcf)

b. Reinforcement

Typical Reinforcement:	ASTM A615, Grade 60 (Fy = 60 ksi)
Welded Rebar:	ASTM A706 (Fy = 60 ksi)
Weld Wire Fabric (Cold Drawn Wire):	

c. Structural Steel

ASTM A185
(Fy = 65 ksi)

All Structural steel shall be ASTM A992, Grade 50, unless noted otherwise.

Steel Angles and Channels:	ASTM A36 (Fy = 36 ksi)
Structural Rectangular Tubes:	ASTM A500, Grade B (Fy = 46 ksi)
Structural Round Tubes:	ASTM A500, Grade B (Fy = 42 ksi)
Structural Pipes:	ASTM A53, Grade B (Fy = 35 ksi)
Wide Flange	ASTM A992, Grade 50

d. Structural Bolt: Bolt connections shall be A325X bolts unless noted otherwise.

Gravity Column Anchor Bolts:	ASTM F1554-Grade 36
Seismic Column Anchor Bolts:	ASTM F1554- Grade 36

e. Welding: In Conformance with AWS D1.1 and D1.4

Electrode Strength:	E80XX (Reinforcing Steel) E70XX (Structural Steel)

f. Masonry: f'm=2000psi

g. CalGreen requirement:
Structural steel, reinforcing steel and concrete material shall have GWP total 20% below published regional average value from each trade organization such as AISC and NRMCA.

MECHANICAL ELECTRICAL PLUMBING BASIS OF DESIGN NARRATIVE:

Mechanical:

Cooling/Heating: The existing warehouse appears to be passively ventilated, new cooling/Heating systems would be required to condition the space and will require high loads for the high occupancy space. Suggestion is to utilize a mechanical platform on the interior of the space, well ventilated to the exterior and insulated from noise and vibration to isolate and remove any nuisance to the rest of the space. Assume spiral duct distribution throughout. An engineer will be needed to calculate the appropriate tonnage needed and any additional ventilation once design is completed.

Plumbing:

Slab on grade will be easily sawcut to provide for new sanitary sewer and drain needs. New water service is anticipated. An engineer will be needed to calculate the appropriate water and waste needs once design is completed.

Grease interceptor:

It is not anticipated that a grease interceptor will be required so long as there is only a catering type kitchen without any cooking and the coffee concept is limited to coffee type offerings similar to Starbucks.

Gas: No current Gas service, may desire to have a new gas service depending on desire and design needs.

Electrical:

New Electrical service is anticipated. An engineer will be needed to calculate the appropriate electrical loads and service size. Assume an interior electrical room as well as an exterior nema enclosure type gear housing.

LANDSCAPE BASIS OF DESIGN NARRATIVE:

- Landscape: Two mature trees (*L. confertus*) along Almond Avenue will be replaced with Desert Museum Palo Verdes (*C. X 'Desert Museum'*) to provide a more welcoming entry into the courtyard. These will be anchored by Dwarf Olives and Mat Rushes to complement the landscaping that continues throughout the courtyard. In addition, three Marina Strawberry trees (*A. 'Marina'*) will shade the flexible common area and mitigate heat island. The planting specified has water requirements that range from very low to low, and are adapted the local climate to resist drought. All irrigation on-site will be on a drip system in an effort to maximize water conservation.

CIVIL BASIS OF DESIGN NARRATIVE:

EXISTING CONDITIONS:

Existing Site Improvements:

- Existing site is located at the northwest corner of Cypress Street and Almond Avenue and is bound by the AT&SF railroad to the west, Commercial office space and parking improvements to the north, Cypress Street and residential properties to the east, and Almond Avenue and additional commercial properties to the south.
- Two structures exist on the current property along with asphalt parking spaces, asphalt and concrete drive aisles, and courtyard paving and deck improvements located between the two structures.
- The westerly structure (527 W Almond Avenue) is a warehouse building with a truck dock located at the northwest corner of the structure.
- The easterly structure (180 Cypress Street) is an office building which is currently occupied
- The courtyard currently includes decking which is constructed atop the original truck dock, which was used to service the westerly hangar structure. The courtyard improvements were constructed in 2011 prior to which the entire area between the two structures was paved in asphalt and concrete pavement to support the hanger building.

Existing Site Drainage:

- Drainage Tributaries: Site drainage flows generally from north to south with three separate tributaries (westerly, central, and easterly).
    - ***Westerly Tributary***: The westerly tributary includes drainage from the parking field to the north of the warehouse as well as a portion of the courtyard drainage wich surface flows to the northerly drive aisle.

      CRITICAL: The westerly tributary also receives surface runoff from the northern property (160 N Cypress Street) via a surface opening in the northerly gate.

      All runoff from the westerly tributary is collected at the northwest corner of the warehouse building and discharged to Cypress Street via a 10” concrete pipe which runs along the westerly face of the structure and discharges to a catch basin on the northerly curb face of Almond Avenue near the center of he warehouse building.
    - ***Central Tributary***: The central tributary includes drainage from the courtyard area as well as a majority of the office building roof and a smaller portion of the warehouse roof. All drainage within this tributary is captured via roof drains or inlets and directed to the existing truck dock. Located within the truck dock is a recycled water system (2 – 5’ diameter by 3’ depth cisterns) as well as a 24”x 24” concrete catch basin placed at the southwest corner of the truck dock. Low flows are captured in the rainwater harvesting system whereas high flows are captured in the truck dock void space and pumped up to grade and discharged to the curb face on Almond Avenue.

- ***Eastern Tributary***: the eastern tributary is comprised of a small portion of the office roof (overhand area only) as well as the easterly surface parking lot. All drainage sheet flows to the existing curb and gutter on Almond Avenue or Cypress Street.

- Downstream Conditions: All runoff from the project site is captured in the catch basin located on the north curb face of Almond Avenue. Drainage is then conveyed in an 18" CMP Arch across the street to a shallow catch basin and subsequently conveyed westerly under the railroad tracks via a similar CMP arch culvert and discharged at grade to the curb and gutter of Almond Avenue to the west of the railroad tracks.

GRADING & DRAINAGE:

Proposed Grading:

- Westerly Tributary:
  - Asphalt grind and overlay will be required along the northerly face of the warehouse building to blend the expanded building footprint to the existing grades. Drainage patterns along the north of the structure will be maintained with surface runoff being directed to the westerly property line.
  - The FFE of the western egress doors will be raised by 8" in order to provide separation from the secondary overflow drainage course that is located along the railroad right of way. Egress paths will be raised above existing grade and join paths of travel along the north and south.
- Central Tributary:
  - Existing courtyard improvements will be fully removed with the truck dock protected in place to the maximum extent possible. Grated inlets, slot drains, and subdrain systems will be utilized to capture surface runoff and direct the runoff to a catch basin located at the southerly corner of the courtyard (see drainage and water quality section for further detail)
  - The FFE of the easterly office building is approximately 1.5' higher than the warehouse building. Stairs and ADA compliant ramps will be utilized to combine paths of travel from the easterly office building to the warehouse.
  - ADA parking stalls will be striped and designated at the northeast corner of the courtyard to service the proposed hanger structure. Grading and ADA compliance review will be conducted on the existing stalls to confirm if grading improvements are required to achieve required grads.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary
- Public Street improvements:
  - Existing sidewalk and curb and gutter will be removed and replaced along the entire frontage of Almond Avenue. New sidewalk will be constructed per Class I Parkway City of Orange Standards.
  - Existing driveway along Almond Avenue will be reconstructed per City Standards
  - Existing curb ramp at the northwest corner of Almond & Cypress will be reconstructed.
  - Existing street light on power pole will be removed and a new street light, pull box, and conduit will be installed on Almond Avenue per City Standards.

- Street improvements on Cypress Street will remain unchanged.

Proposed Drainage & Hydrology:

- Proposed site drainage will match existing drainage patterns and discharge all site runoff to the curb and gutter of Almond Avenue. Further hydrology and hydraulic studies will be required to verify adequacy of existing drainage systems and to confirm the HGL of anticipated large storm events. The concepts below outline the approach that will be taken within each tributary:
- Westerly Tributary:
  - Primary capture of drainage will be in existing 24" grated in let at western edge of property which flows to a 10" Concrete Pipe and subsequent 18"/21" CMP Arch culvert under the railroad.
  - Secondary capture and flood protection will be provided along the western property line with a high flow parkway drain connecting any runoff not captured in the storm drain to the curb and gutter along Almond Street.
- Central Tributary:
  - All drainage captured via inlets and roof drains will be directed to the 24" grated inlet located at the southern edge of the courtyard. Water quality flows will be diverted from this inlet to the ultimate water quality treatment system (see below).
  - Peak flow runoff from small and large storm events will then designed to spill out of the 24" grated inlet to the proposed 24" parkway drain towards Almond Avenue.
  - Depending on results of the hydrology report and pre/post runoff analysis, the existing truck dock void space may continue to be utilized for peak flow mitigation measures. Further studies are pending and will be submitted to the City.
- Eastern Tributary:
  - No modifications or grading improvements are proposed within the eastern tributary

Water Quality

- The proposed project will reconstruct and grade more than 5,000 SF of impervious area and will be subject to implementation of water quality improvements. A pWQMP is in progress and will be submitted. Schematic grading and drainage has assumed a project impact area of 10,000 SF for water quality purposes for which a design capture volume of 550 Cubic Feet is assumed.
- Geotechnical review and infiltration studies are pending. Preliminary review has indicated groundwater is approximately 20' below grade and may be feasible however, adequate clearance from existing structures and property lines may result in an infeasibility determination. For the purpose of this submittal, a schematic footprint for a 550 cubic foot, open bottom infiltration system has been shown.
- Should infiltration be deemed infeasible, proprietary flow based water quality treatment systems will be recommended with post treatment water quality flows being pumped directly to the curb face via a new curb drain.

SITE UTILITIES

Domestic Water System

- Both structures on the existing site are serviced by a single, 2" water meter located on Almond Avenue.
- Existing 2" services will be intercepted after the meter and will be directed to a new 2" backflow device. Services will then be rounted on site and reconnected to the two existing structures.

Fire Water System

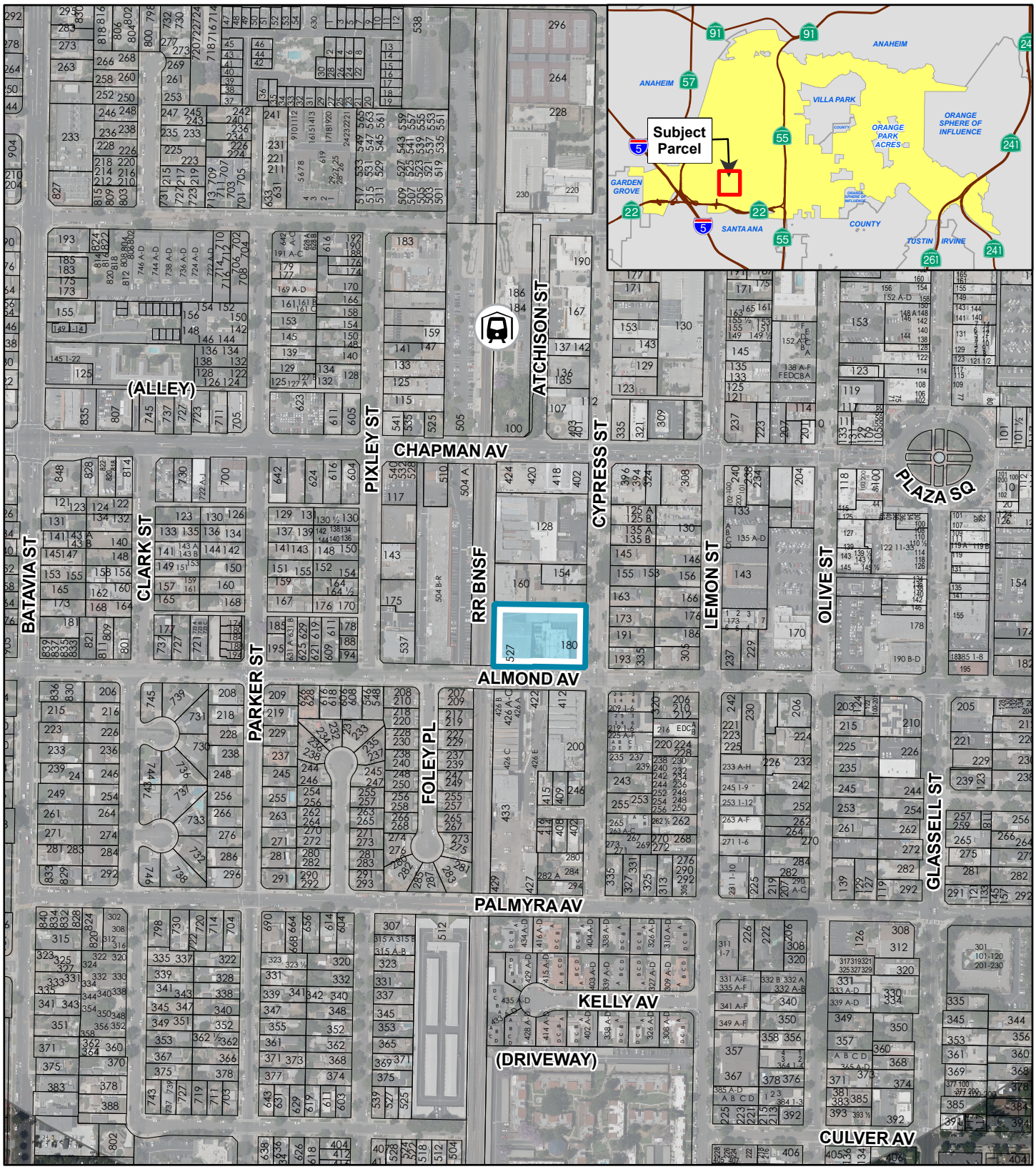
- The hangar building is currently services by a direct fire water connection and underground check valve on Almond Avenue. The office building is currently sprinklered.
- Existing fire water services on Almond Avenue is proposed for abandonment per City Standards and a new 6" – 8" fire water connection is proposed on Cypress Street (pending final hydraulic analysis).
- A new double detector check and private fire hydrant will be constructed on site pre Orange Fire clearance requirements
- A dedicated fire water connection will be constructed for each building with associated PIV and FDC to services the proposed sprinkler systems.

Irrigation Water System

- No dedicated irrigation meter or backflow device currently exists on site.
- The proposed development will install a single, 1" irrigation meter and backflow devices to service the proposed landscaping improvements.

Sewer System

- The hangar building is currently services by a sewer lateral on Almond Avenue which connects to an existing 6" VCP sewer main that flows westerly.
- The Office building is currently services by a sewer lateral on Cypress Street which connects to an existing 8" VCP sewer main.
- Existing sewer laterals for both structures are proposed for reuse. Utility locating will be required to confirm the location and depth of the existing sewer laterals.
- Pending potential depth constraints, a new sewer lateral has been shown to connect the coffee shop plumbing to the existing sewer main on Cypress Street. The on-site sewer will connect to an existing sewer lateral for the site which was used to service prior improvements on the office property.



City of Orange
Geographic Information System

Legend

- Subject Parcel
- Parcels
- Metrolink Station
- AB 2097 Exemption Area

N
W E
S

0 200 400 Feet

1/9/2026

Source: City of Orange (2026), Eagle Aerial (2025)

Friends Church – Orange
527 W. Almond Avenue
APN: 390-661-05

CITY OF ORANGE

FRIENDS CHURCH – ORANGE

OFF- STREET PARKING EXEMPTION AREA (AB 2097)

Agenda Item

Design Review Committee

Item #: 4.1. 12/17/2025 **File #:** 25-0592

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

A request to convert a historic warehouse building into a church at 527 W. Almond Avenue and 180 S. Cypress Street. (Design Review No. 5159).

2. SUMMARY

An adaptive re-use of a historic steel frame warehouse (West Building) to a church/religious assembly use and the remodel of an existing office building (East Building) with site improvements to the connecting plaza for Friends Church Orange located at 527 W. Almond Avenue (West Building) and 180 S. Cypress Street (East Building).

3. RECOMMENDED ACTION

1. Approve Design Review No. 5159 with staff recommended conditions.
2. Refer to Planning Commission for consideration.

4. BACKGROUND INFORMATION

Applicant: Kyle Zimmerman, Friends Church Orange

Property Owner: Lisa Perrine, Cibola Systems

Property Location: 527 W. Almond Avenue & 180 S. Cypress Street

General Plan Designation: Old Towne Mixed Use 15 (OTMIX15)

Zoning Classification: Old Towne Mixed Use-15 (OTMU-15)

Specific Plan: Orange Santa Fe Depot Specific Plan

Existing Development: Warehouse/Packing House building & Office Building

Associated Application: Conditional Use Permit No. 3236, Minor Site Plan Review No. 1191

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The proposed project involves an adaptive reuse and rehabilitation of the historic 1925 Hangar Building, referred to as the West Building, located at 527 West Almond Avenue. The Friends Church Orange seeks to convert this large industrial structure into a functional assembly space while preserving the historic character that defines the building's architectural significance. The primary

intent is to construct new interior program spaces within the existing exterior envelope, allowing the church to utilize the expansive interior volume created by the building's 17-foot interior height, exposed bowstring steel trusses, and square footprint. This transition to an assembly use requires a Conditional Use Permit and is designed to maintain the building's essential historic features while accommodating contemporary operational needs.

A major component of the project is the rehabilitation of the Hangar's street-facing south and west façades, which are considered the building's primary historic elevations. The project calls for the retention and repair of the corrugated metal siding wherever feasible. Where deterioration has compromised material integrity, in-kind replacement panels will be installed to match the original profile and appearance. The historic steel windows on these façades are also proposed to be repaired and restored. Later-era metal louver panels, which replaced some of the original window units, will be removed when appropriate, allowing for the re-establishment of original window patterns and materials. Non-historic wooden-framed mesh screens that currently obscure window integrity are not proposed for rehabilitation and may be replaced with interior storm-window systems to achieve energy efficiency without altering the historic exterior appearance.

The project also incorporates a later addition to the building on its north side. This area includes a recessed loading dock and ramp, which will be filled to meet the interior finish floor level in order to support new program uses. The interior mezzanine located in the northeast corner, a non-original addition, will be integrated into the adaptive reuse program and will influence modifications to fenestration on the surrounding façades. This includes adjustments to clerestory windows and the introduction of new openings where necessary to allow for functional circulation and access.

The east façade faces the interior courtyard and is not visible from the public street, and in turn, it is treated as a secondary façade which allows for greater flexibility for modification. The project proposes a new primary entrance on this elevation, strategically placed in the same location as historic sliding doors. The new entrance will feature paired glazed doors with a transom above, designed to be compatible with but distinct from the original industrial steel window systems. The creation of this primary entry necessitates the removal of two clerestory windows, though their frames may be retained or reused elsewhere to maintain the historic fenestration of the east elevation. Additionally, the northern portion of the east façade will be modified to include a new aluminum storefront system serving a proposed coffee shop. These alterations are considered appropriate under the Secretary of the Interior's Standards because they occur on a secondary elevation, support new programmatic needs, and remain distinguishable from yet compatible with the historic materials.

The adjacent East Building at 180 South Cypress Street is not historically designated and therefore is subject to fewer constraints. Minimal changes are proposed to its exterior, while interior remodel work will allow it to function as supporting program space for the church. Together with the Hangar Building, the East Building forms a unified campus connected by a shared courtyard. This courtyard will receive significant landscape, hardscape, lighting, and circulation improvements and will serve as the central gathering and access point for the new church facility. The new primary entrance to the Hangar Building will open onto this courtyard, enhancing flow between the two structures and activating the exterior space.

Landscape impovements include replacing two mature trees (L. confertus) along Almond Avenue with Desert Museum Palo Verdes (C. X 'Desert Museum') to provide a more welcoming entry into the courtyard. These will be anchored by Dwarf Olives and Mat Rushes to complement the landscaping that continues throughout the courtyard. In addition, three Marina Strawberry trees (A. 'Marina') will shade the flexible common area and mitigate heat island. The planting specified has water

requirements that range from very low to low, and are adapted the local climate to resist drought. All irrigation on-site will be on a drip system in an effort to maximize water conservation

The rehabilitation approach emphasizes repair over replacement, adherence to historically appropriate materials, differentiation of new components, and use of original openings where possible. The result is a sensitive and thoughtful adaptive reuse that enables modern church operations while respecting and preserving the significant architectural features of the Hangar Building.

6. EXISTING SITE

The project site is located at the northwest corner of West Almond Avenue and South Cypress Street, immediately east of the active railroad tracks. The property is developed with two primary structures: the historic packing house building, commonly known as the “Hangar” building and referred to as the West Building for this project, located at 527 West Almond Avenue, and the adjacent East Building, originally constructed as a commercial structure, and subsequently converted into an office building. A central open plaza and hardscape area separates the two buildings and provides shared pedestrian access between them.

The Hangar building is an approximately 11,452-square-foot industrial warehouse constructed in 1925 with a distinctive corrugated metal siding façade and bowstring truss roof characteristic of early 20th-century agricultural and transportation-related industrial architecture. The building is a designated Contributor to the National Register of Historic Places Old Towne Historic District and retains significant historic integrity, as documented in the submitted Historic Resources Assessment (Attachment 4). The adjacent East Building, constructed in 1948 and measuring approximately 6,447 square feet, exhibits a more contemporary commercial architectural style and is not considered a historic resource.

Historically associated with Orange’s packing and rail distribution industries, the site today retains much of its historic industrial character and continues to be defined visually and structurally by the prominent Hangar building and its relationship to the railroad corridor.

7. EXISTING AREA CONTEXT

The property is located at the corner of W. Almond Avenue and S. Cypress Street and on the east side of the Atchison, Topeka, and Santa Fe railroad tracks in the Old Towne Historic District. It is surrounded by a mix of uses, including commercial properties to the west (across BNSF Railway), industrial/commercial properties to the north and south, and residential properties to the east.

8. ANALYSIS OF THE PROJECT

East Elevation Changes:

The proposed design changes to the east elevation, which, while not street-facing, may have historically functioned as a primary entrance due to the presence of original sliding doors. The church's new main entrance will also be located on this elevation; the Design Review Committee (DRC) is encouraged to consider its significance. The applicant notes that the east façade’s location, facing the courtyard rather than the street, allows greater flexibility for adaptive reuse. The proposed design retains the historic dual sliding doors in their open position, thereby preserving the original entry location while allowing a contemporary church entrance in a manner consistent with the Secretary of the Interior’s Standards, which encourages differentiation between new and historic materials to avoid creating a false sense of history.

Window Fenestration:

Regarding fenestration, the east elevation maintains the rhythm of the existing clerestory windows. The only exception occurs at the new entrance, where two clerestory windows will be retained as "blind" windows, visible on the exterior but no longer functioning due to interior program needs. This approach preserves the original fenestration pattern to the greatest extent feasible while accommodating the new entrance design.

Exterior Materials:

The Secretary of the Interior's Standards prioritize repair of historic materials and in-kind replacement when deterioration is too severe. The project proposes to restore the corrugated metal siding on the primary warehouse portion of the east façade. Research confirmed that the adjacent single-story massing was not part of the original structure, and therefore differentiated materials are appropriate in that location. The bronze vertical siding is limited to cladding the non-historic single-story portion, replacing degraded modern materials. Additionally, the project proposes a smooth concrete finish that is more compatible with the existing concrete block base and the building's industrial character.

9. ADVISORY BOARD RECOMMENDATION

The Staff Review Committee (SRC) conducted reviews of the project on August 21, 2024, December 4, 2024, March 5, 2025, and April 30, 2025. On October 2, 2025, SRC recommended that the project proceed to the Design Review Committee.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before December 4, 2025.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), and Section 15331 (Class 31 - Historic Resource Rehabilitation/Restoration) because the project consists of an adaptive re-use which will result in the restoration or rehabilitation and minor alteration of existing deteriorated private structures involving negligible or no expansion of the former use and does not involve an addition of more than 10,000 square feet where the project can be served by all public services and is not located in an environmentally sensitive area. Alterations to the exterior and interior of the historic building are compatible with the character of the historic packing house and will not negatively impact historic materials or features, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan in that it preserves and rehabilitates a historic industrial property for continued use. Other site improvements, including parking lot striping, landscaping, and façade

improvements are reversible and consistent with the character of the property. The design incorporates features and materials that are compatible with the architectural style and character of the historic property to create an internally consistent site.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's (SOI) standards and guidelines (OMC 17.10.07.G.2).

   Projects found to be in conformance with the Historic Preservation Design Standards for Old Towne are generally considered to be in conformance with the *SOI Standards*. In conformance with Standards 2 and 5 of the *SOI Standards*, the project will not remove distinctive features that characterize the historic property. The historic building "hangar" building will be rehabilitated and preserved as part of this project. In conformance with Standards 9 and 10, new features of the design will not destroy historic materials or features that characterize the historic buildings and will be distinct from historic elements. The proposed project is in conformance with the *SOI Standards.*

3. 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).

   Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and *SOI Standards* (as applicable). As described above, the proposed work complies with these design standards. The project is also in conformance with the standards and policies of the Santa Fe Depot Specific Plan.

13. CONDITIONS

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

General:

1. These conditions shall be reprinted on a dedicated sheet (or sheets) of the construction documents when submitted to the Building Division for plan check review.

2. The project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the entitlement plans including modifications required by 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, they 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 CUP-3236, SP-1191, and DRC-5159 to indemnify, defend, and hold harmless, at the 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 the applicant of the obligations of this condition. In the event that 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 matter in which the defense is conducted, and approve all significant decisions concerning the manner in which the defense is conducted and approve any and 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 judgement 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. If use or construction is not commenced, the project approval expires twenty-four months from the approval date of the final authorizing body. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.

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. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.

9. 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.

10. Plans submitted for Building Plan Check shall comply with the California Fire Code as

amended by the City and as frequently amended in effect at the time of application for Building Permit.

Signage

11. All signage shall comply with OMC Chapter 17.36 Sign Regulations. Project signage shall be subject to review and approval by the Community Development Director or designee. Sign permits are required. Should a sign program be required in the future, a new application shall be submitted to the City for review and approval.

Landscaping:

12. Prior to building permit issuance, final landscape 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.

13. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the architectural site plan, grading plan, and conceptual landscape plan as proposed for the project for the review and approval of the Community Development Director 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.

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. 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.

16. 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 the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of the 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.

17. The final landscape plan shall include a note that a fully automated irrigation system will be provided.

18. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.

19. 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 trees on-site, the specifics of each tree, and the number of trees proposed for removal and replacement.

Lighting

20. Any new lighting on the premises 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.

21. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Orange Police Department 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.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Justification Letter
- Attachment 3 Project Plans
- Attachment 4 Historic Resource Assessment
- Attachment 5 Arborist Report
- Attachment 6 Lighting Details