



Hayden Beckman
Planning Manager

Kirsten Shea
Sr. Assistant City Attorney

Schylar Moreno
Administrative Assistant

AGENDA

Design Review Committee August 06, 2025

5:30 PM Regular Session

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

MARYANNE SKORPANICH
Chair

JERICO FARFAN
Vice Chair

ANNE MCDERMOTT
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

ADRIENNE GLADSON
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday 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 Design Review Committee (DRC) 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 DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee 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 Design Review Committee 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 received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. 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 Committee. 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 the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC 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 DRC Members 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 Design Review Committee.

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 DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

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 Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Committee Member Michael Lopez

1.2 ROLL CALL**2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, 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 Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on June 18, 2025.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [June 18, 2025, Regular Meeting Minutes](#)

4. OLD BUSINESS**4.1. A request to add 491 square feet to a single-family home in the Old Towne Historic District located at 345 S. Pixley Street. (Design Review No. 5145). (Continued from June 4, 2025).****Recommended Action:**

Approval of Design Review No. 5145 by the Design Review Committee.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 DPR Form](#)
 [Attachment 3 Project Plans](#)

5. NEW BUSINESS**5.1. A request to demolish an existing detached 400 square foot two-car garage in the Old Towne Historic District located at 442-444 S. Shaffer Street. (Design Review**

No. 25-0022).

Recommended Action:

Approval of Design Review No. 25-0022 by the Design Review Committee.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 DPR Form](#)
 [Attachment 3 Project Plans](#)

6. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, August 20, 2025 at 5:30 p.m., in the Council Chamber

I, Schyler Moreno, Administrative 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, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: July 30, 2025



Agenda Item

Design Review Committee

Item #: 3.1.

8/6/2025

File #: 25-0455

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on June 18, 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

- June 18, 2025 Regular Meeting minutes



Agenda Item

Design Review Committee

Item #: 3.1.

8/6/2025

File #: 25-0455

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on June 18, 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

- June 18, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Design Review Committee

June 18, 2025

The Design Review Committee of the City of Orange, California convened on June 18, 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 Skorpanich called the meeting to order at 5:30 p.m.

Roll Call was taken before the Pledge of Allegiance.

1.2 ROLL CALL

Present: McDermott, Grosse, Ledesma, Gladson, and Skorpanich

Absent: Farfan, and Lopez

1.1 PLEDGE OF ALLEGIANCE

Committee Member Ledesma led the flag salute.

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

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

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on June 4, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Committee Member Ledesma, seconded by Committee Member Grosse, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: McDermott, Grosse, Ledesma, Gladson, and Skorpanich

Noes: None

Absent: Farfan, and Lopez

4. NEW BUSINESS

- 4.1. A request to add 307 square feet to a single-family home in the Old Towne Historic District located at 623 E. Washington Avenue. (Design Review No. 25-0007).**

Public Speaker:

The following spoke on behalf of the project:

Mike Doting, Home Owner; Carol Fox, Architect.

A motion was made by Committee Member Grosse, seconded by Committee Member McDermott, to approve Design Review No.25-0007. The motion carried by the following vote:

Ayes: McDermott, Grosse, Ledesma, Gladson, and Skorpanich

Noes: None

Absent: Farfan, and Lopez

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:57 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, July 2, 2025 at 5:30 p.m., in the Council Chamber.

Chad Ortlieb
Principal Planner



Agenda Item

Design Review Committee

Item #: 4.1.

8/6/2025

File #: 25-0456

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

A request to add 491 square feet to a single-family home in the Old Towne Historic District located at 345 S. Pixley Street. (Design Review No. 5145). (Continued from June 4, 2025).

2. SUMMARY

The applicant proposes adding a total of 491 square feet to an existing single-family home located at 345 S. Pixley Street. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

On June 4, 2025, the Design Review Committee continued this item to the August 6, 2025, regularly scheduled Design Review Committee meeting to allow the applicant time to revise the project plans as requested by the Design Review Committee.

3. RECOMMENDED ACTION

Approval of Design Review No. 5145 by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant: Scott Tsuno

Owner: Scott Tsuno

Property Location: 345 S. Pixley Street

General Plan Designation: Low Density Residential 2-6 du/ac (LDR)

Zoning Classification: Single Family Residential 6,000 square feet (R-1-6)

Existing Development: 1,116-square-foot single family residence with a detached garage

Associated Application: None

Previous DRC Project Review: June 4, 2025 - Continued

5. PROJECT DESCRIPTION

This project includes:

- Addition of 491 square feet to the rear of a single-family home. The addition consists of a new 197-square-foot master bedroom, 40-square-foot closet, 70-square-foot bathroom, and a 100-square-foot dining room addition. The exterior will consist of stucco and wood siding.

6. EXISTING SITE

The site is developed a 1,116-square-foot home and 326-square-foot detached garage. The home was constructed circa 1949 and is a non-contributor to the Old Towne Historic District.

7. EXISTING AREA CONTEXT

The building is located on the 300 block of South Pixley Street between Palmyra and Culver Avenue and outside of the Downtown Plaza Core. The surrounding properties on the block consist of single-family homes and the rear property line abuts a self-storage facility.

8. ANALYSIS OF THE PROJECT

The project matches the style, color, and materials of the home. The addition is proposed at the rear of the home and is not street visible. The stucco exterior north elevation wall distinguishes the addition from the original home. The project meets all zoning code requirements as specified in the development standards table on the project plans.

The 34% Floor Area Ratio (FAR) proposed is within 5% of the average FAR of the block (29.25%). This is an acceptable increase given that the addition occurs at the rear of the property.

On the June 4, 2025 Design Review Committee Meeting, the committee expressed concerns about the inconsistency of the project plans in regard to the proposed materials, proposed scope of work, and overall clarity of the drawings. The applicant has made the following changes to address the concerns of the committee:

- Revised the existing and proposed elevations for consistency
- Revised the plans to show no work or changes to the existing portion of the home
- Revised the window schedule and provided specifications on the materials
- Revised the proposed wood siding from Hardie board to pine wood

Staff recommends that the DRC approve the proposal.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

This item does not require a public meeting notice because the item was continued to a date certain at the June 4, 2025, Design Review Committee meeting.

11. 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 it consists of a negligible addition (491 square feet) of less than 10,000 square feet to an existing single-family residence, in conformance with allowable development in the General Plan and in an area where public facilities and services are available.

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.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. It is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District. The stucco north elevation exterior wall creates clear distinction between the addition and the original home.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

The project is in conformance with the HPDS. Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.

The project upholds community aesthetics through an internally consistent and integrated design theme. The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing building and is not visible from the street. It is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District. The stuccoed north elevation exterior wall creates clear distinction between the addition and the original home. The 34% FAR proposed is within 5% of the average FAR of the block (29.25%). This is an acceptable increase given that the addition occurs at the rear of the property.

13. CONDITIONS

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved August 6, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial,

he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 5145, 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.
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 may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

- Attachment 1 - Vicinity Map

- Attachment 2 - DPR Form
- Attachment 3 - Project Plans



Agenda Item

Design Review Committee

Item #: 4.1.

8/6/2025

File #: 25-0456

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

A request to add 491 square feet to a single-family home in the Old Towne Historic District located at 345 S. Pixley Street. (Design Review No. 5145). (Continued from June 4, 2025).

2. SUMMARY

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On June 4, 2025, the Design Review Committee continued this item to the August 6, 2025, regularly scheduled Design Review Committee meeting to allow the applicant time to revise the project plans as requested by the Design Review Committee.

3. RECOMMENDED ACTION

Approval of Design Review No. 5145 by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant: Scott Tsuno

Owner: Scott Tsuno

Property Location: 345 S. Pixley Street

General Plan Designation: Low Density Residential 2-6 du/ac (LDR)

Zoning Classification: Single Family Residential 6,000 square feet (R-1-6)

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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 may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060

14. ATTACHMENTS

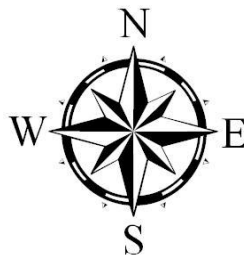
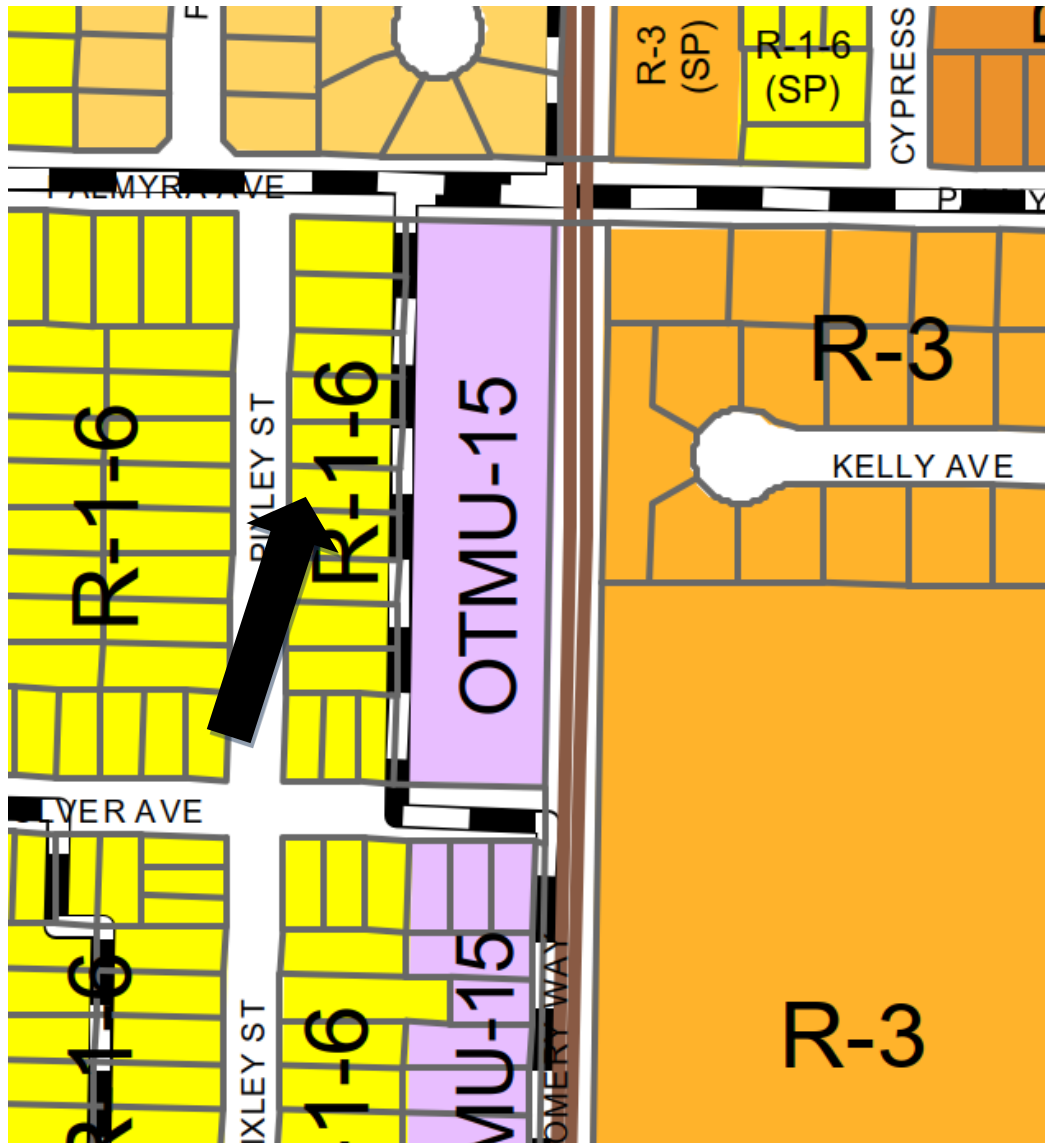
- Attachment 1 - Vicinity Map

- Attachment 2 - DPR Form
- Attachment 3 - Project Plans

Vicinity Map

345 S. Pixley Street

Design Review No. 5145



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

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

Primary #

HRI # 112365

Trinomial ORA

NRHP Status Code 6Z

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

PIXLEY_S_345__APN_041-134-13

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: 345 - S PIXLEY ST , # City: Orange Zip: 92868

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*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: 2005

(View, date, accession #)



*P6. Date Constructed/ Age and Source:

1949

☐ 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. AEGIS (1991) 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

112365

*NRHP Status Code

6Z

Page 2 of 3

*Resource Name or #:
(Assigned by Recorder)

PIXLEY_S_345__APN_041-134-13

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES

B4. Present Use:

RES

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1949 ☐ 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: Residence

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

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

Primary #
HRI # 112365
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

PIXLEY_S_345__APN_041-134-13

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

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LDR # of Buildings: 1

Planning Zone: R-3 # of Stories: 1

Lot Acre: 0.1298 # of Units: 1

Principal Building Sqft: 1166

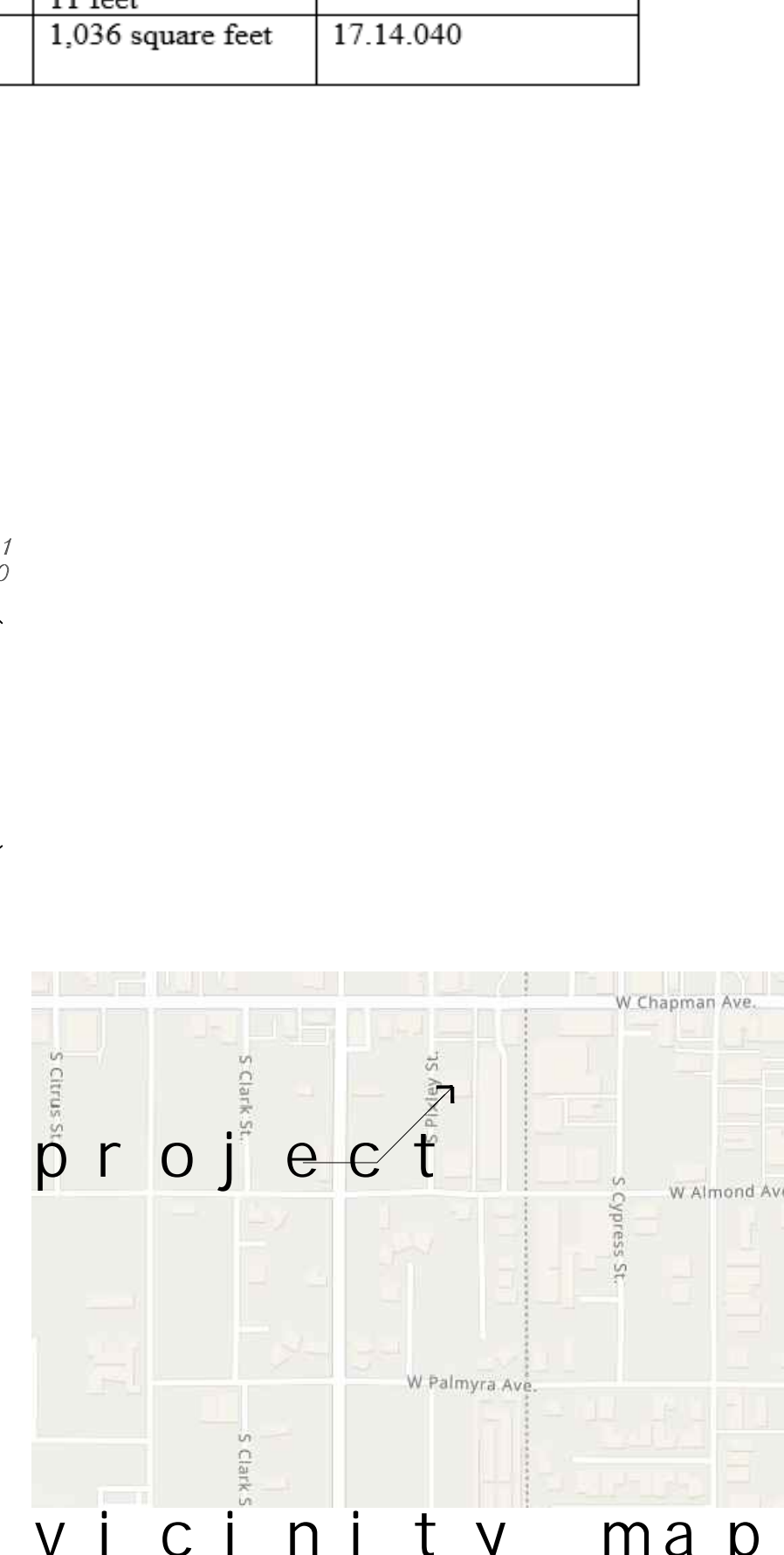
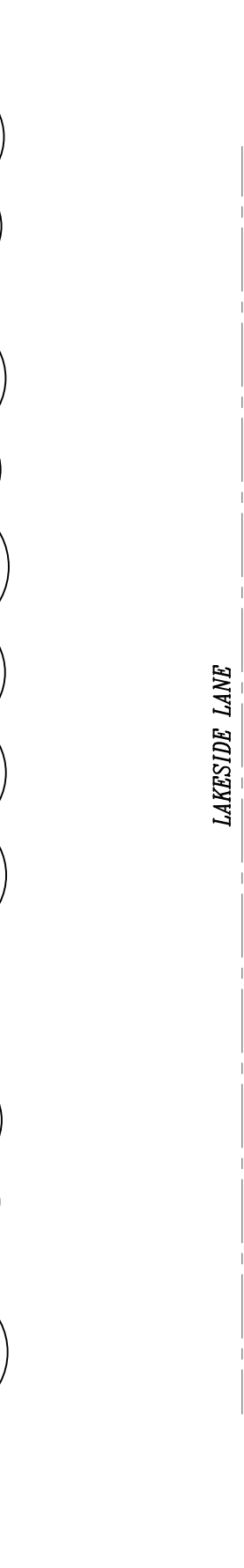
B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

	HOUSE NUMBER	LOT SIZE	LAND SETTING	EXISTING LIVING AREA	EXISTING ACCESSORY; GARAGE/PATIO AREA	PROPOSED LIVING AREA	EXISTING F.A.R.	PROPOSED F.A.R.
EAST OF S. PIXLEY ST. NORTH TO SOUTH	307	7,318 SQ. FT.	NON-CONTRIBUTOR	763 SQ. FT.	GARAGE AND COVERED STRUCTURE; 640 SQ. FT.		19%	
	315	6,869 SQ. FT.	NON-CONTRIBUTOR	895 SQ. FT.	FRONT & REAR GARAGES; 600 SQ. FT.		22%	
	323	5,704 SQ. FT.	NON-CONTRIBUTOR	915 SQ. FT.	REAR GARAGE; 380 SQ. FT.		23%	
	331	5,704 SQ. FT.	CONTRIBUTOR	1,017 SQ. FT.	REAR GARAGE; 500 SQ. FT.		27%	
	337	5,704 SQ. FT.	NON-CONTRIBUTOR	1,316 SQ. FT.	REAR GARAGE; 400 SQ. FT.		30%	
	345	5,702 SQ. FT.	NON-CONTRIBUTOR	1,116 SQ. FT.	REAR GARAGE; 324 SQ. FT.	1,440 SQ. FT.	25%	34%
	353	5,662 SQ. FT.	CONTRIBUTOR	980 SQ. FT.	REAR GARAGE; 380 SQ. FT.		24%	
	365	5,704 SQ. FT.	CONTRIBUTOR	1,423 SQ. FT.	REAR GARAGE; 400 SQ. FT.+COVER PATIO; 300 S.F.		37%	
	375	5,704 SQ. FT.	NON-CONTRIBUTOR	1,272 SQ. FT.	REAR GARAGE; 400 SQ. FT.		29%	
W. OF S. PIXLEY ST. N.-SOUTH	539	3,608 SQ. FT.	CONTRIBUTOR	1,156 SQ. FT.	REAR GARAGE; 400 SQ. FT.		43%	
	604	6,480 SQ. FT.	CONTRIBUTOR	1,985 SQ. FT.	REAR GARAGE; 400 SQ. FT.		37%	
	320	6,480 SQ. FT.	NON-CONTRIBUTOR	1,039 SQ. FT.	REAR GARAGE; 370 SQ. FT.+COVER PATIO; 300 S.F.		27%	
	332	6,480 SQ. FT.	CONTRIBUTOR	1,553 SQ. FT.	REAR GARAGE; 400 SQ. FT.		30%	
	340	6,483 SQ. FT.	CONTRIBUTOR	935 SQ. FT.	GARAGE+PATIO: 250 + 400 & 600 S.F. REAR AREA		34%	
	348	6,480 SQ. FT.	CONTRIBUTOR	1,440 SQ. FT.	REAR GARAGE; 360 SQ. FT.		28%	
	352	6,480 SQ. FT.	CONTRIBUTOR	1,233 SQ. FT.	REAR GARAGE & PATIO; 600 SQ. FT.		28%	
	362	5,662 SQ. FT.	CONTRIBUTOR	1,000 SQ. FT.	REAR GARAGE, PATIO & STORAGE; 800 SQ. FT.		32%	
	368	6,481 SQ. FT.	NON-CONTRIBUTOR	936 SQ. FT.	REAR GARAGE; 600 SQ. FT.		24%	
	374	6,480 SQ. FT.	NON-CONTRIBUTOR	1,545 SQ. FT.	REAR GARAGE; 400 SQ. FT. & PORTO COVER; 150 S.F.		32%	
603	4,190 SQ. FT.	CONTRIBUTOR	648 SQ. FT.	REAR GARAGE; 400 SQ. FT. + 300 S.F. COVER PATIO		32%		

f . a . r . n o t e s :



a t t i c v e n t i l

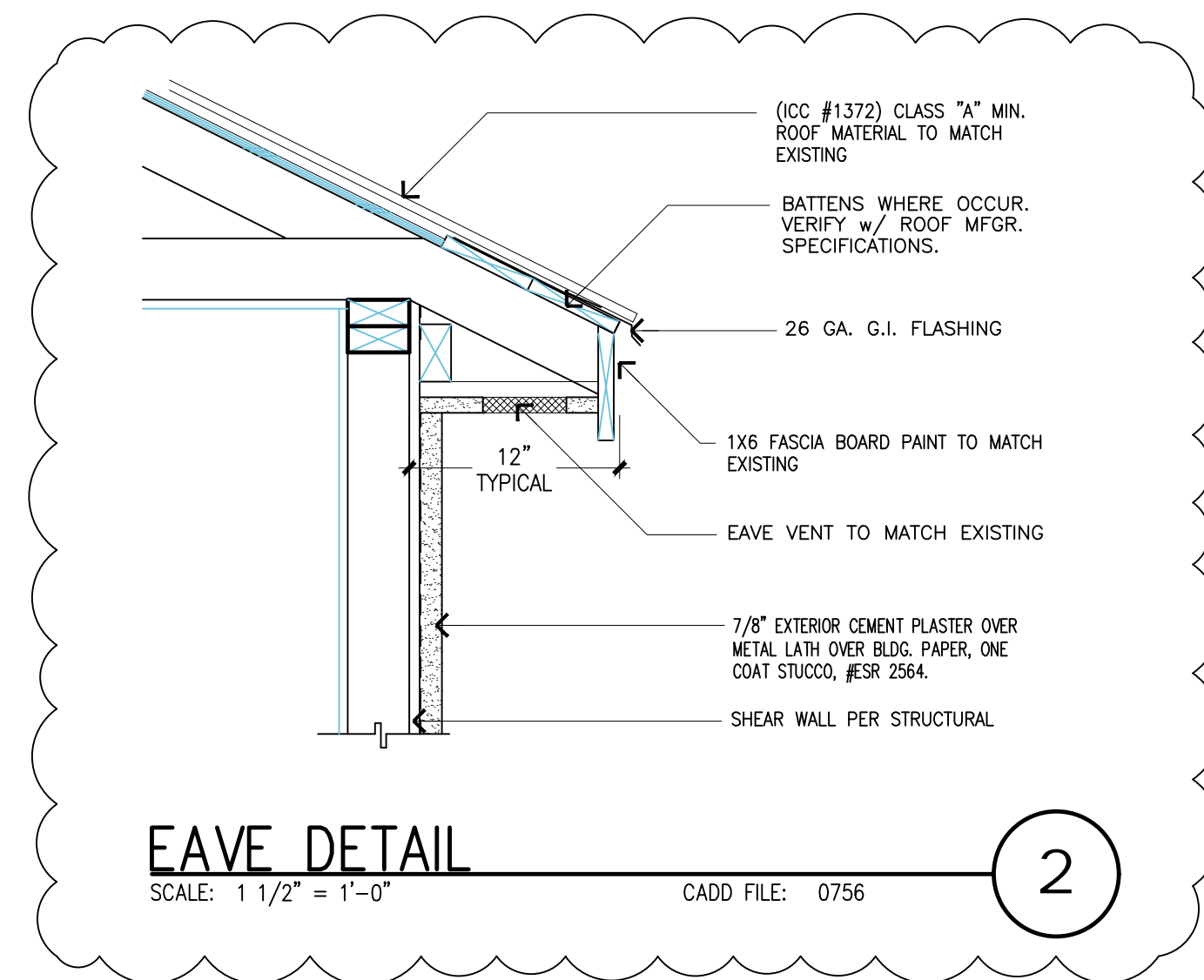
ATTIC AREA: 468 SQ. FT.
RATIO OF REQUIRED: X 1/150 SQ. FT.
CONVERSION TO SQUARE INCHES: X 144 SQ. IN.
449.28 SQ. IN. REQ.

CLOAK TILE VENT:
O'HAGIN METAL PRODUCTS AREA = 100 SQ. IN. EA.
MODEL "S" #50046 QUANTITY 5 (MIN.)

1,000 SQ. FT. OF USABLE OPEN SPACE REQUIRED FOR THE R-1-6 ZONE.

NG ONLY)

AREA OF ADDITION



	Required/Permitted	Proposed	Code Section
<i>Front Yard Setback</i>	20 feet	25 feet	17.14.040
<i>Side Yard Setback, Interior</i>	5 feet	5 feet	17.14.040
<i>Rear Yard Setback</i>	20 feet for two-stories, 10 feet for single-story	18 feet and 8 inches	17.14.040
<i>Maximum Height</i>	32 feet or 2 stories	Approximately 11 feet	17.14.040
<i>Minimum Usable Open Space</i>	900 square feet	1,036 square feet	17.14.040

OWNER: SCOTT TSUNO, 345 PIXLEY STREET, ORANGE, CA 92868. APN: 041134131	
p r o j e c t d a t a	
LOT SIZE: 5,702 SQ. FT.	
EXISTING LIVING AREA: 1,116 SQ. FT.	
EXISTING CAR GARAGE: 324 SQ. FT.	
EXISTING 2 BEDS, 1 BATH	
EXISTING 1ST FLOOR AREA	1,116 SQ. FT.
ADDITION AREA	491 SQ. FT.
NEW LIVING AREA	1,607 SQ. FT.

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE
CURRENT EDITION OF THE;
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY T-24 CA LCULATION
AND 2022 CRC

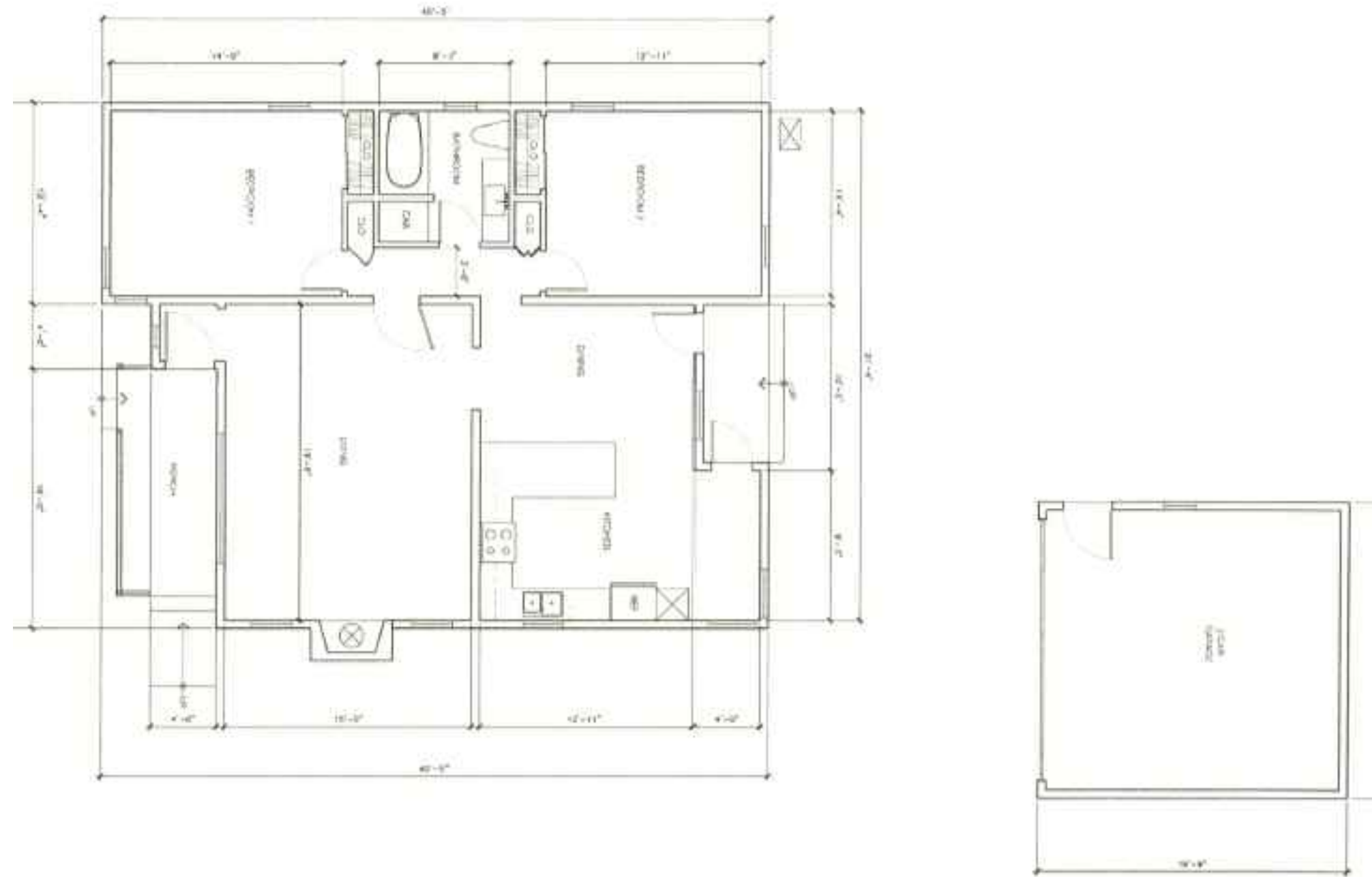
CONSTRUCTION TYPE V-B NUMBER OF STORY 1 – NO SPRINKLER

ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT (R 1-6)
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
(LDR)

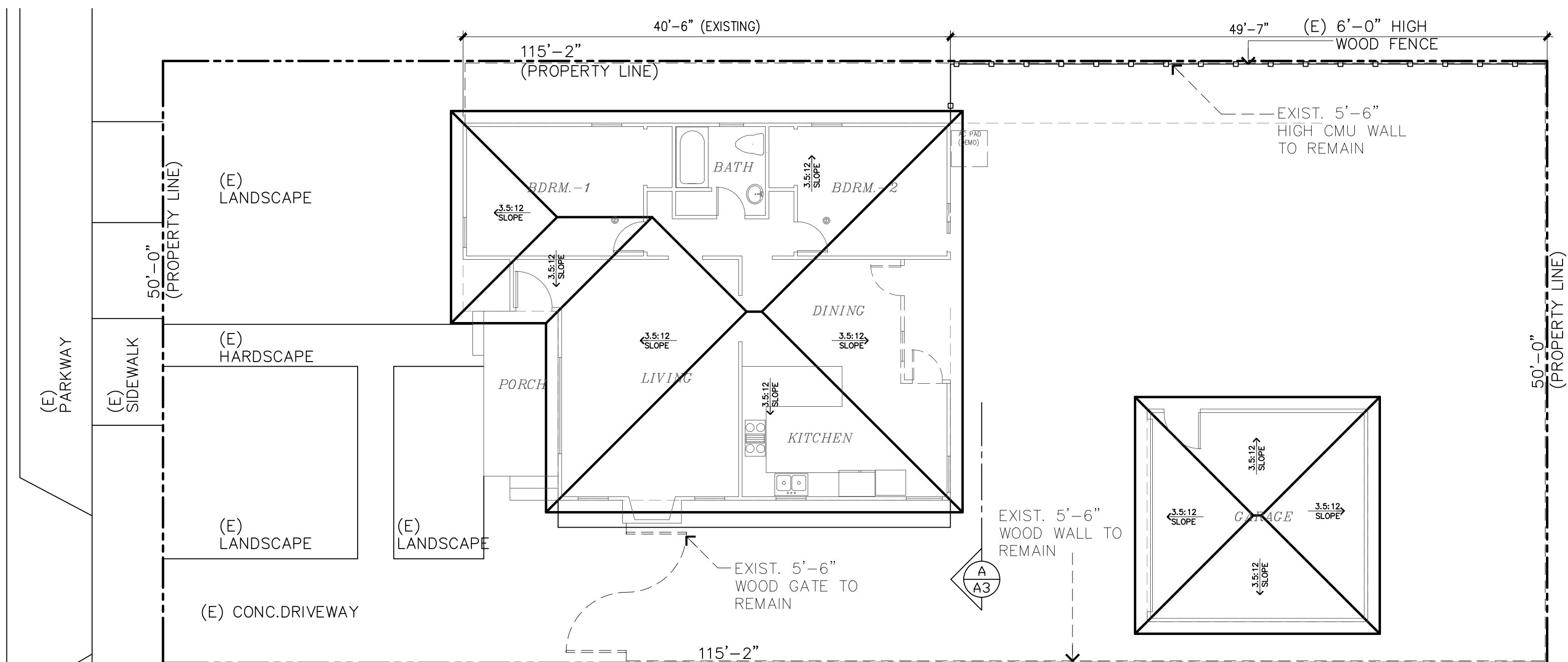
NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS
UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

PARKING;
LESS THAN HALF MILE FROM BUS STOP (0.5 MILE) ADU EXEMPT
FROM ADDITIONAL PARKING REQUIREMENTS

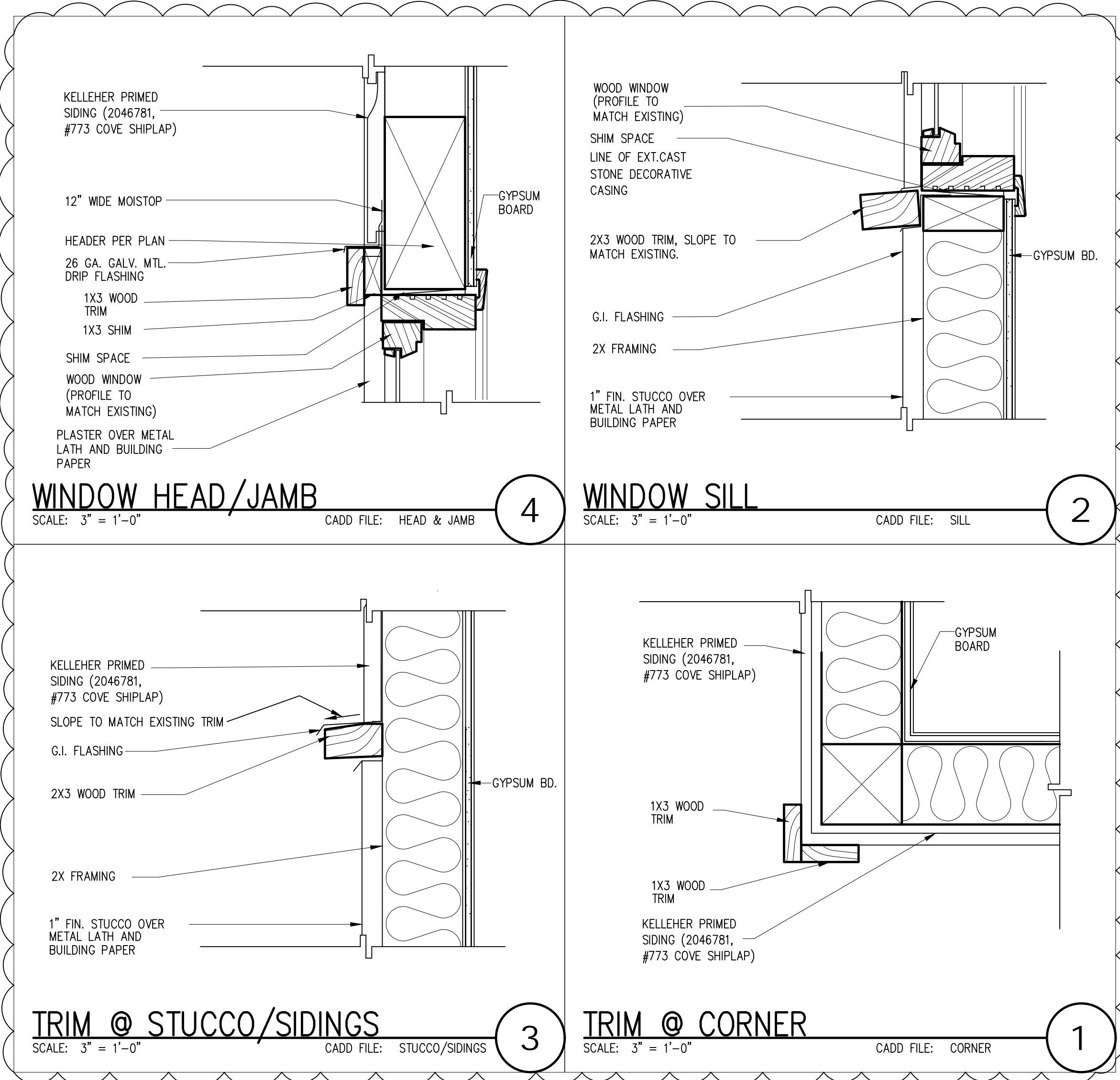
23




(e) floor plan SCALE: 1/8" = 1'-0"




(e) site/roof plan SCALE: 1/8" = 1'-0"





joseph phan
associates

• 714. 454. • 715



REGISTERED PROFESSIONAL ENGINEER
No. 63026
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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ADDITION FOR:
SCOTT TSUNO RESIDENT
3445 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

issues & revisions
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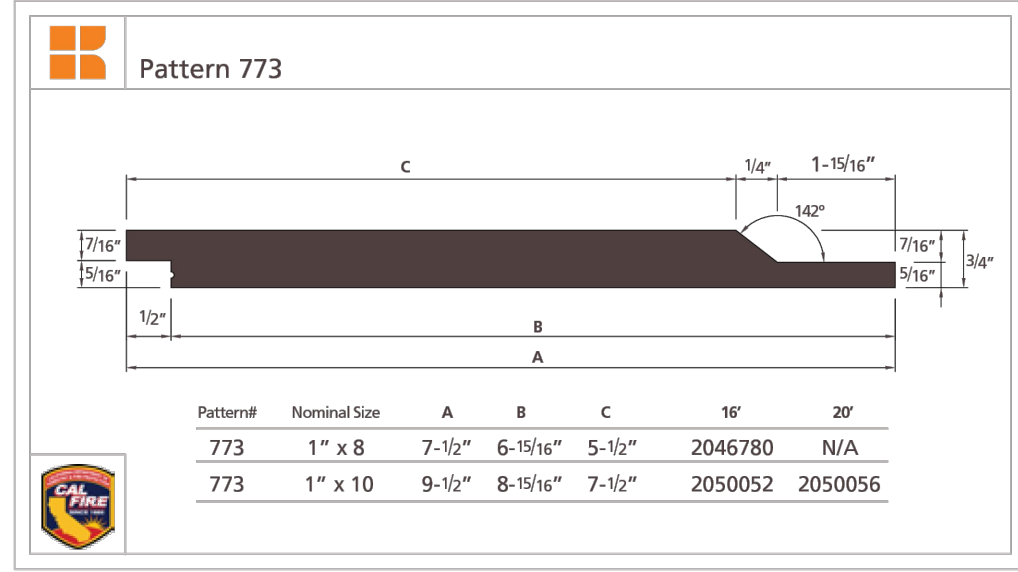
project #
date MAR. 2ND, 2024
scale
designed by joseph p.
drawn by joseph p.
sheet title existing site

sheet #
A1.1
plot date 11. 2025

ADVANTAGE PLUS™

LOSP TREATED PRIMED PINE

Bevel Channel



PARAMOUNT
WINDOWS & DOORS



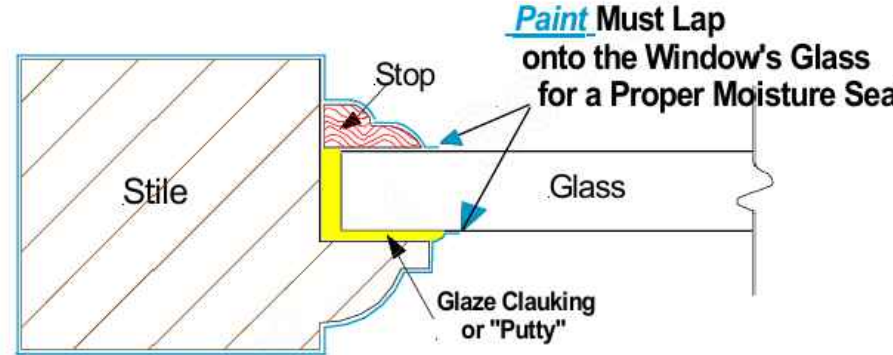
Double Hungs Windows

- Acme Duplex balances, or vinyl jambines. Jambines available in white or tan.
- Full 4-1/8 or 4-1/2 Jambins (Wider Jambins Optional)
 - Sash is a Full 1-3/8 Thick, with Tilt-In Features
 - 1/2 Insulated Glass (Other Glass Options are Available)
 - Sash Weatherstripped with Bulb Weatherstripping
 - Solid One Piece Redwood Sill

PARAMOUNT
WINDOWS & DOORS

PRIMED WOOD PRODUCTS
Paramount Windows and Doors now offers factory priming, on request. If you do not use our pre-primed product, please refer to the instructions below. It is extremely critical to paint wood products within 30 days, after priming the wood, or upon receipt of your new Paramount Windows & Doors merchandise.

- Use a latex primer with 100% high-quality Acrylic Semi-Gloss Exterior House Paint.
 - Trim with "Ename" or Alkyd Primer with a high quality Alkyd Semi-gloss Paint.
 - Oil based paints are not recommended.
 - Use Exterior Finish for the exterior.
 - Use Interior Finish for the interior.



WINDOW SCHEDULE

MARK	TYPE	SIZE		ORIENTATION	GLAZED AREA	GLAZING / TINTING	REMARKS
		WIDTH	HEIGHT				
1	SL	8	4	W	32	2/T	EXISTING WOOD WINDOW
2	SH	2	4	S	10	2/T	EXISTING WOOD WINDOW
3	SH	2	4	S	10	2/T	EXISTING WOOD WINDOW
4	SH	2	3	S	8.75	2/T	EXISTING WOOD WINDOW
5	SH	3	4	S	12	2/T	EXISTING WOOD WINDOW
6	SH	3	4	E	12	2/T	EXISTING WOOD WINDOW
7	SH	3	4	S	12	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
8	SH	2	4	E	10	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
9	SH	4	4	S	16	2/T	NEW PARAMOUNT WINDOW (EGRESS)
10	SH	2	4	E	8	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
11	SH	2	4	E	8	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
12	SL	3	2	N	6	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
13	SH	1	3	N	5	2/T	NEW PARAMOUNT WINDOW (SEE SPECS ON MATERIAL LIST)
14	SH	2	4	N	10	2/T	EXISTING WOOD WINDOW (EGRESS WINDOW)
15	SH	2	4	E	8	2/T	EXISTING WOOD WINDOW
16	SH	2	4	N	10	2/T	EXISTING WOOD WINDOW (EGRESS WINDOW)
17	SH	2	4	W	10	2/T	EXISTING WOOD WINDOW

scope of works

ADDITION OF 491 SQ. FT. FOR A NEW MASTER BEDROOM WITH ONE BATH AND A LAUNDRY.

legends

- PROPOSED NEW STUD WALLS
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO REMOVE
- EXHAUST FAN: VENT TO OUTSIDE AIR. 5 AIR CHANGES MIN PER HOUR, 50 CFM MIN. SURFACE MOUNT INCAND
- TELEPHONE JACK
- 110 V DUPLEX CONV. OUTLET
- 110 V 1/2 HOT OUTLET.
- 1-WAY SWITCH
- 110 V WEATHERPROOF G.F.I. OUTLET, WATERPROOF
- 220 V OUTLET.
- ELECTRICAL PANEL
- UL 217 RATED SMOKE DETECTOR HARD WIRED INTO ELECTRICAL WITH BATTERY BACK-UP.
- EXTERIOR WALL MOUNTED LIGHT FIXTURES, CONTROLLED BY MOTION SENSOR WITH PHOTOCELL
- LED CEILING LIGHT FIXTURES
- 26 WATT ENERGY STAR CFL RECESSED CAN WITH ELECTRONIC BALLAST \$ WHITE REFLECTOR TRIM
- HIGH EFFICACY VAPOR PROOF RECESSED CAN
- FUEL GAS.
- HOSE BIBB WITH ANTI-SIPHON DEVICE.
- COLD WATER STUB FOR ICE MAKER.
- UL 2034/2075 CARBON MONOXIDE ALARM WITH DIRECT WIRING AND BATTERY BACKUP.
- F.A.U. IN ATTIC.
- 220V W/ EMERGENCY DISCONNECT FOR A.C. COMP. VER. LOCATION.
- ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.
- OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

- = TEMP GLASS TYP.
- = EMERGENCY EGRESS WINDOW

- PROVIDE THE FOLLOWINGS:
- 5.7 SQ. FT. OF CLEAR OPERABLE AREA.
 - NET OPENABLE HEIGHT SHALL BE 24" MIN.
 - NET OPENABLE WIDTH SHALL BE 20" MIN.
 - FINISHED CLEAR OPENING OF 44" MAX. ABOVE FLOOR.

Legal description

OWNER: SCOTT TSUNO, 345 PIXLEY STREET, ORANGE, CA 92868. APN: 04113413

LOT SIZE: 5,702 SQ. FT.
EXISTING LIVING AREA: 1,116 SQ. FT.
EXISTING CAR GARAGE: 324 SQ. FT.
EXISTING 2 BEDS, 1 BATH

EXISTING 1ST FLOOR AREA 1,116 SQ. FT.
ADDITION AREA 491 SQ. FT.
NEW LIVING AREA 1,607 SQ. FT.

F.A.R. 1,607+324 / 5,702 = 34%

codes

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE CURRENT EDITION OF THE:
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY T-24 CA LCULATION AND 2022 CRC

CONSTRUCTION TYPE V-B NUMBER OF STORY 1 - NO SPRINKLER

ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT (R 1-6)
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)

NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

PARKING: LESS THAN HALF MILE FROM BUS STOP (0.5 MILE) ADU EXEMPT FROM ADDITIONAL PARKING REQUIREMENTS

ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE:

issues & revisions

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project #
date MAR. 2ND, 2024
scale
designed by Joseph P.
drawn by Joseph P.

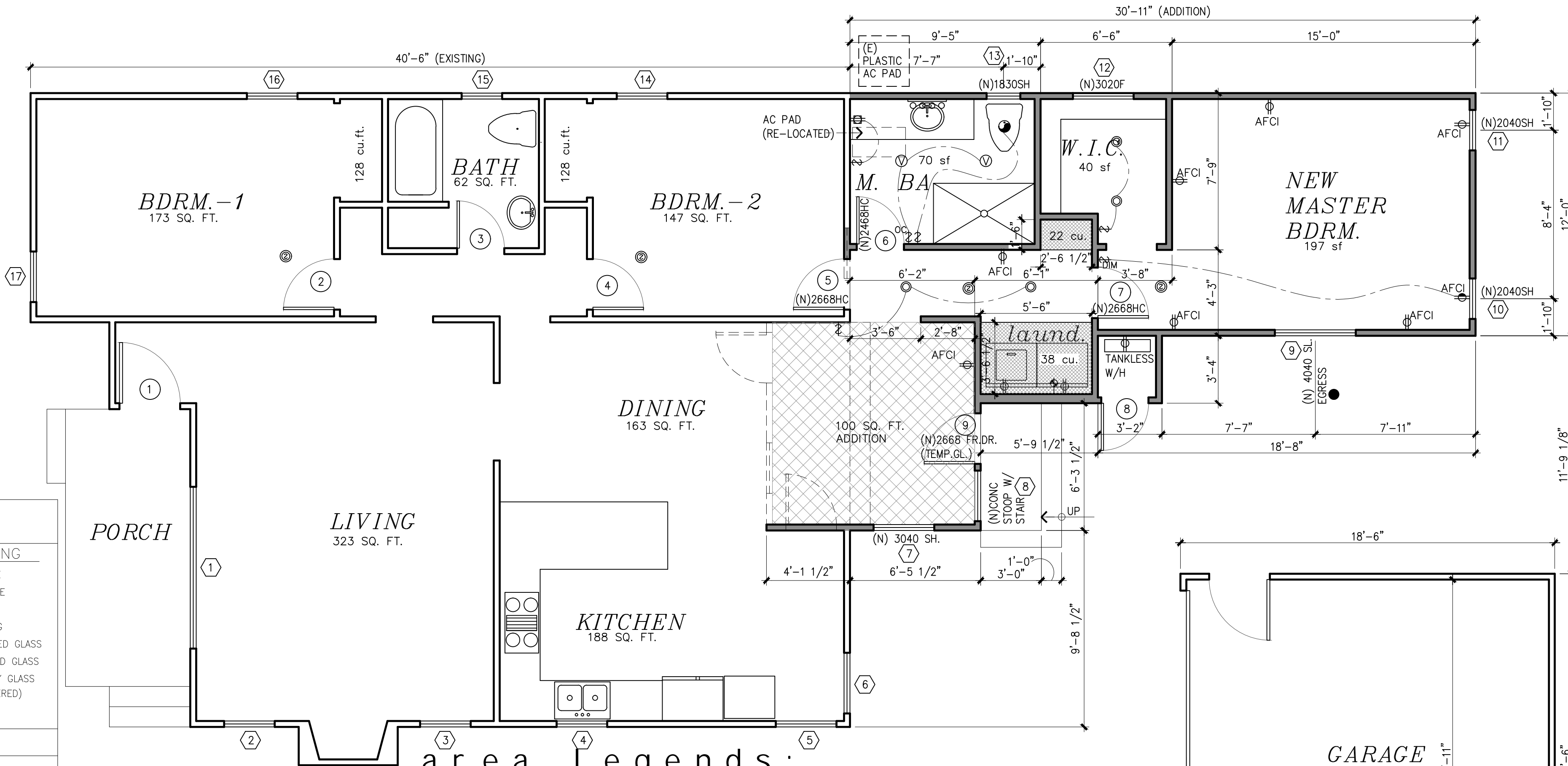
sheet title
SCOPE OF WORKS, FLOOR PLANS AND ELEVATIONS
sheet #

A 2

plot date: 11, 2025

DOOR SCHEDULE

MARK	TYPE	SIZE			ORIENTATION	GLAZED AREA	GLAZING / TINTING	ABBREVIATIONS	GLAZING	REMARKS
		WIDTH	HEIGHT	THICKNESS						
1	SC	3	6	1 3/4	S			SR	SINGLE	EXISTING EXTERIOR SOLID WOOD ENTRY DOOR
2	SR	2	6	1 3/4				HC	DOUBLE	EXISTING INTERIOR HOLLOW CORE WOOD DOOR
3	SR	2	4	1 3/4				SC	CLEAR	EXISTING INTERIOR HOLLOW CORE WOOD DOOR
4	SR	2	6	1 3/4				HC	TINTING	EXISTING INTERIOR HOLLOW CORE WOOD DOOR
5	SR	2	6	1 3/4				SL	BEVELED GLASS	EXISTING INTERIOR HOLLOW CORE WOOD DOOR
6	SR	2	4	1 3/4				SL	STAINED GLASS	NEW INTERIOR HOLLOW CORE WOOD DOOR
7	SR	2	6	1 3/4				SP	SAFETY GLASS (TEMPERED)	NEW INTERIOR HOLLOW CORE WOOD DOOR
8	L	2	4	6				PF		NEW VENTED WATER HEATER ACCESS DOOR
9	FR	2	6	1 3/4	E	16.5	2/T			NEW TEMPERED GLASS FRENCH DOOR



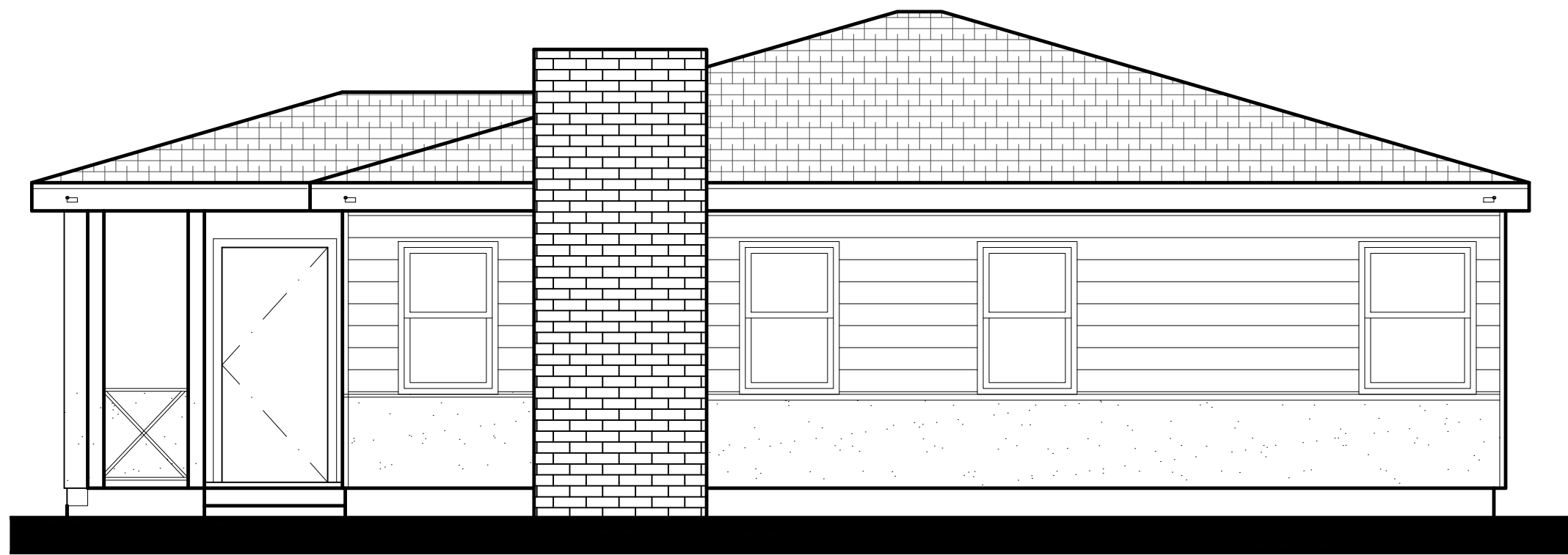
area legends:

ADDITIONAL 100 SQ. FT. OF COMMON LIVING AREA

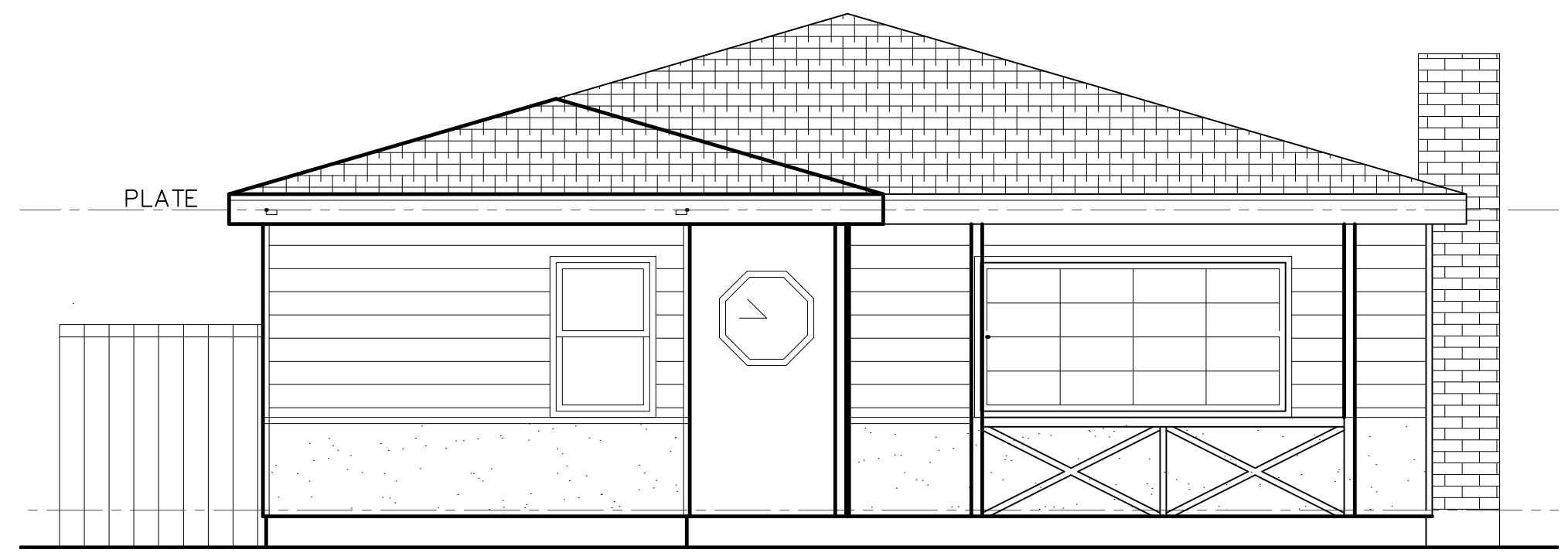
50 CUBIC FEET OF ADDITIONAL UNIFIED INDOOR STORAGE AREA

1st floor plan

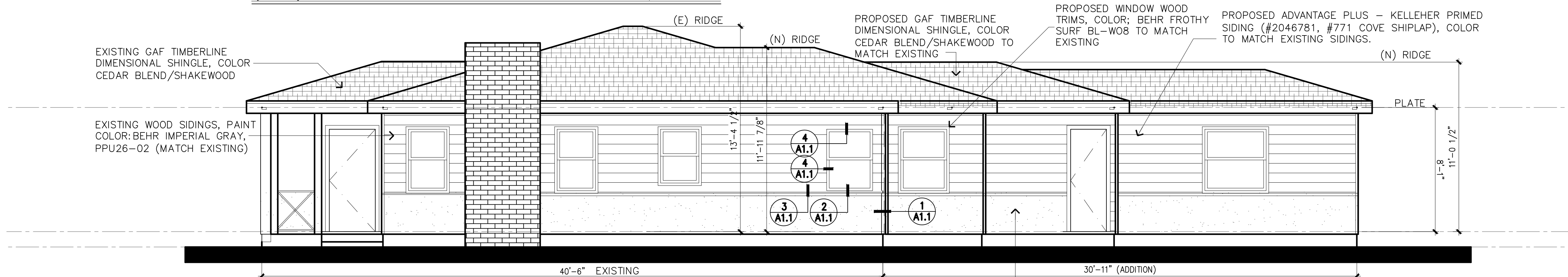
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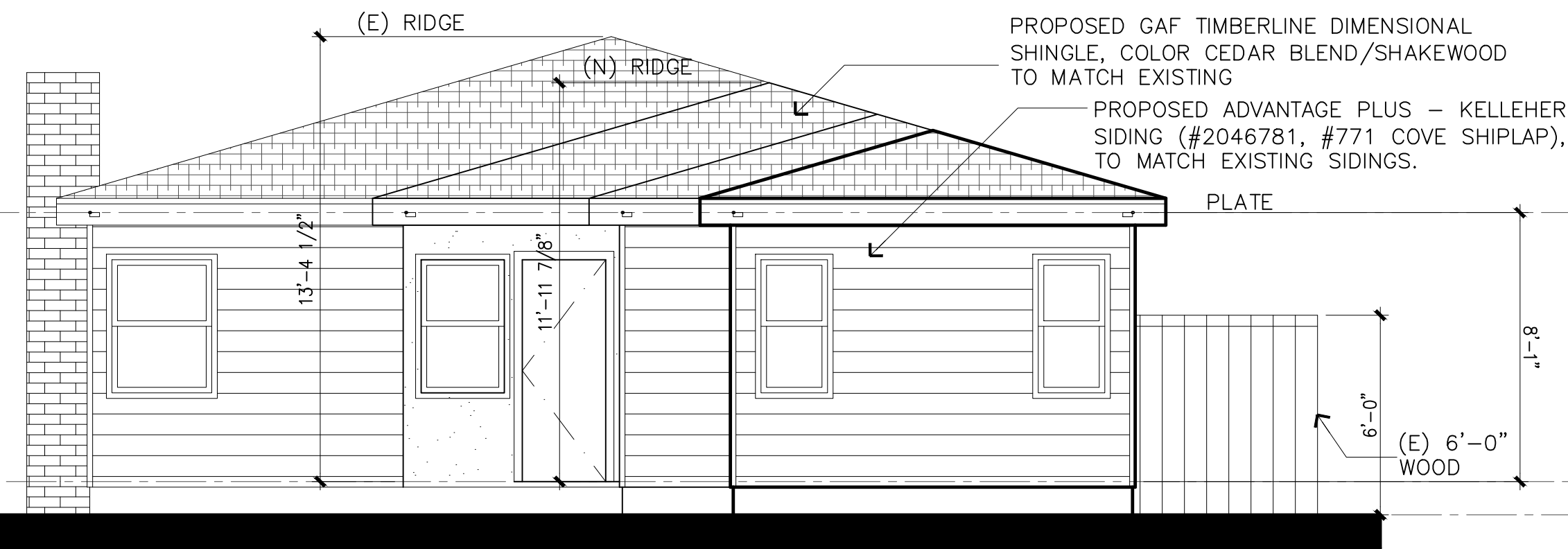
(e) south elevation SCALE : 1/4" = 1'-0"



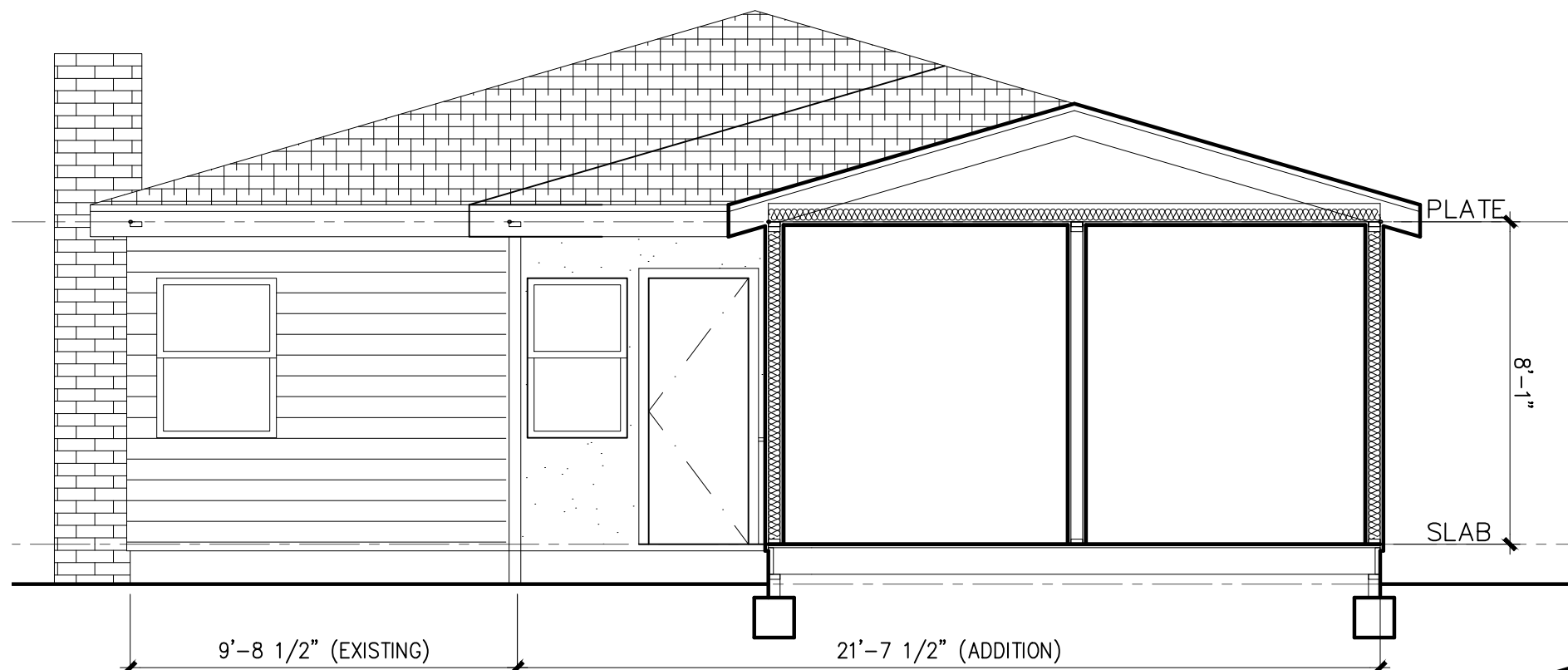
(e) west elevation SCALE : 1/4" = 1'-0"



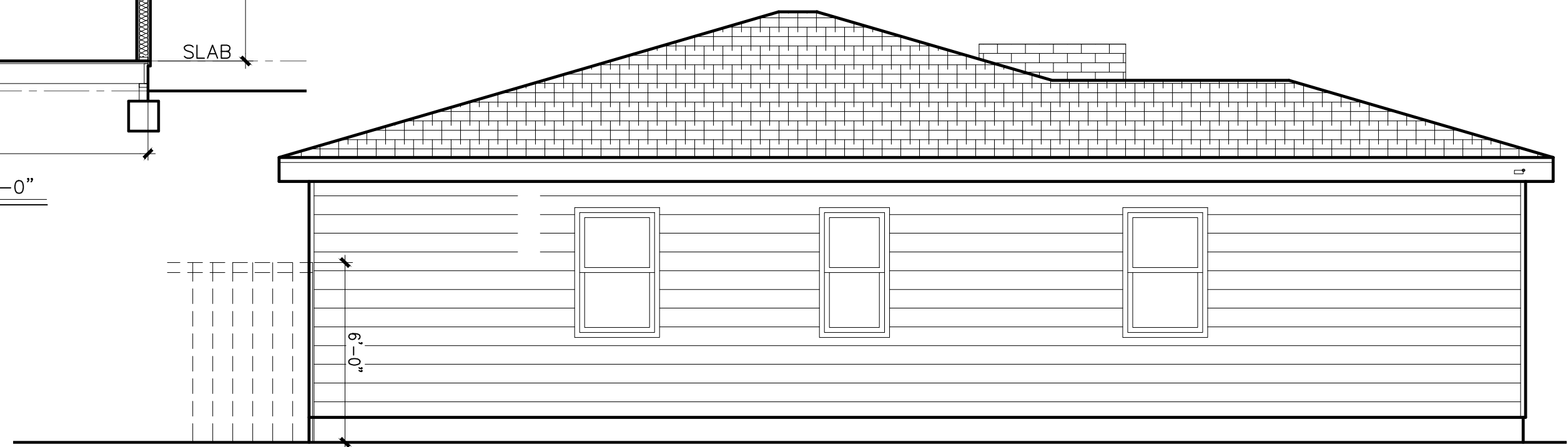
(n) north elevation SCALE : 1/4" = 1'-0"



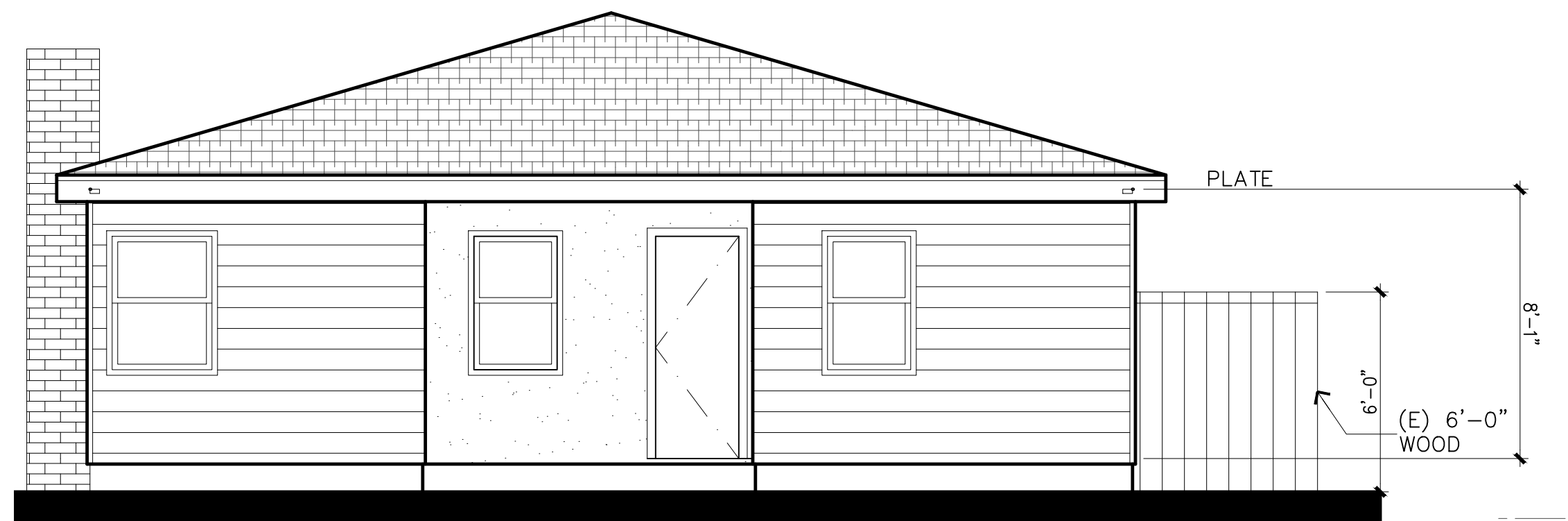
(n) east elevation SCALE : 1/4" = 1'-0"



section aa SCALE : 1/4" = 1'-0"



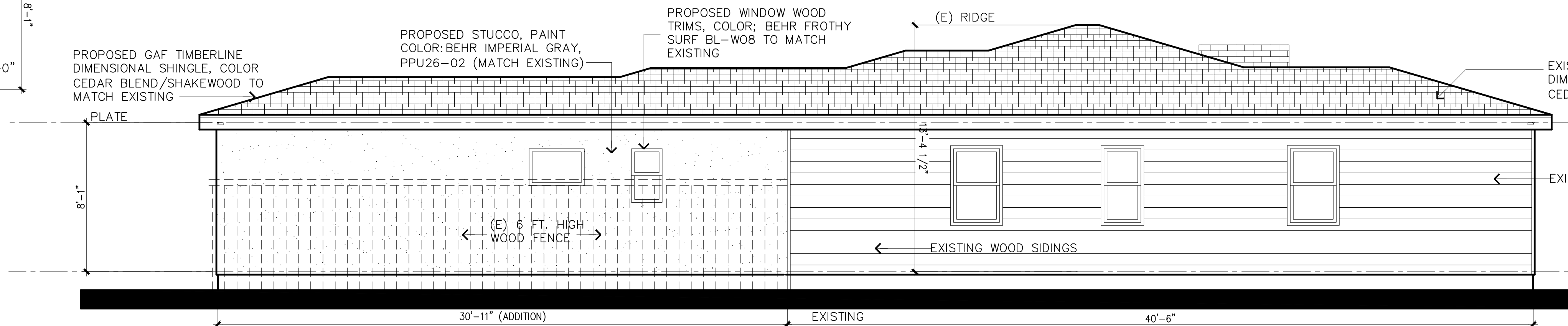
(e) north elevation SCALE : 1/4" = 1'-0"



(e) east elevation SCALE : 1/4" = 1'-0"

material schedule

ROOF MATERIAL:	GAF TIMBERLINE DIMENSIONAL SHINGLE, COLOR CEDAR BLEND/SHAKEWOOD
SIDING:	KELLEHER PRIMED SIDING (#2046781, #773 COVE SHIPLAP)
SIDING AND STUCCO COLOR:	BEHR IMPERIAL GRAY PPU26-02 OR (MATCH EXISTING)
WINDOWS:	PARAMOUNT WOOD WINDOWS
WINDOWS WOOD TRIM COLOR:	BEHR FROTHY SURF BL-W08 OR (MATCH EXISTING)



(n) north elevation SCALE : 1/4" = 1'-0"



Joseph Phan
associates

• 714. 454. • 715



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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PIXLEY STREET
ORANGE, CA 92868

OWNER PHONE :

issues & revisions

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project #	
date	MAR. 2ND, 2024
scale	
designed by	Joseph P.
drawn by	Joseph P.

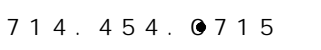
sheet title
EXTERIOR
ELEVATIONS
SECTION

sheet #

A 3

plot date: 11. 2025

ROOF MATERIAL:	GAF TIMBERLINE DIMENSIONAL SHINGLE, COLOR CEDAR BLEND/SHAKEWOOD
SIDING:	KELLEHER PRIMED SIDING (#2046781, #773 COVE SHIPLAP)
SIDING AND STUCCO COLOR:	BEHR IMPERIAL GRAY PPU26-02 OR (MATCH EXISTING)
WINDOWS:	PARAMOUNT WOOD WINDOWS
WINDOWS WOOD TRIM COLOR:	BEHR FROTHY SURF BL-W08 OR (MATCH EXISTING)



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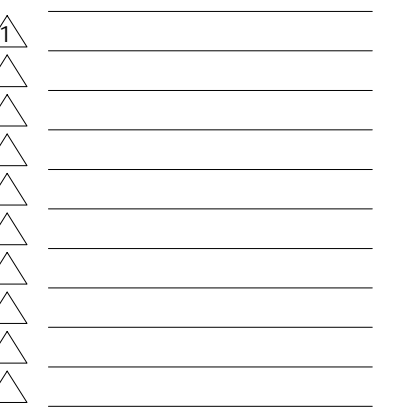
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ADDITION FOR:
SCOTT TSUNO RESIDENT
345 PILEY STREET
ORANGE, CA 92868

OWNER PHONE:

issues & rev



project #
date MAR. 2ND, 202
scale
designed by joseph p.
drawn by joseph p.

sheet title
COLOR
LEVATIONS

heet

A 4

plot date: 11, 2021



Agenda Item

Design Review Committee

Item #: 5.1.

8/6/2025

File #: 25-0452

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Associate Planner

1. SUBJECT

A request to demolish an existing detached 400 square foot two-car garage in the Old Towne Historic District located at 442-444 S. Shaffer Street. (Design Review No. 25-0022).

2. SUMMARY

The applicant proposes to demolish an existing detached 400 square foot two-car garage in the Old Towne Historic District located at 442-444 S. Shaffer Street. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

3. RECOMMENDED ACTION

Approval of Design Review No. 25-0022 by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant/Owner: Impetus Modular LLC, Harold Zapata

Property Location: 442-444 S. Shaffer Street

General Plan Designation: Low Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex 6,000 sq. ft. (R-2-6)

Existing Development: The subject property consists of an existing two-unit structure and a detached garage.

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes the demolition of a single-story, detached, two-car, 400-square-foot garage with a hipped roof and two-bay garage doors located at the rear of a two-story non-contributing duplex property. The demolition is requested to accommodate accessory dwelling units, which must be processed ministerially without DRC review.

6. EXISTING SITE

The existing site is developed with a two-story vernacular foursquare duplex building constructed in 1954. The building is clad in plaster and has a hipped roof with composition shingles and exposed

rafter tails. There is a one-story projection at the first bay of the front (east) elevation with a hipped roof and exposed rafter tails. The entrance to the first story unit is centrally located and fenestration consists of double hung windows with shutters. A wood staircase at the north elevation leads to the entrance to the second-story unit. There is a detached two-car 400 square-foot hipped-roof garage at the rear of the property. A 6-foot dog-eared gate is located outside of the frontyard setback and provides access to the rear yard. There is a chain link fence at the rear yard, similar to the chain link fences at of the postwar duplex units between East Culver Avenue and East La Veta Avenue.

7. EXISTING AREA CONTEXT

The subject property is located on the west side of the 400 block of S. Shaffer Street between E. Culver Avenue and E. La Veta Avenue. The zoning on the west side of S. Shaffer Street is R-2-6, and the zoning on the east side of the street is Single-Family Residential (R-1-6) and R-2-6. All but three properties at the east side of the block are non-contributing properties to the Historic District. The four southernmost buildings on the east side of S. Shaffer Street are also contributors to the Historic District. The duplex is part of a larger postwar duplex development between S. Center and S. Shaffer Streets. All duplexes in this development block are identical in a vernacular foursquare style, plaster cladding, and hipped roofs. The parking spaces for all units are accessed through a central alleyway that is accessed off E. Culver Avenue.

8. ANALYSIS OF THE PROJECT

The Design Review Committee (DRC) is requested to review the demolition of the garage only, though the applicant has submitted a concurrent application for the construction of two accessory dwelling units (ADUs) in the approximate location of the garage. The ADUs must be ministerially approved by staff, hence they are not included with the demolition review application.

Replacement parking is not required for the project pursuant to Government Code section 66322, subdivision (a), which states, “a local agency shall not impose parking standards on ADUs 1) located within one-half mile walking distance of public transit, and 2) ADUs located within an architecturally and historically significant historic district.”

The project has been conditioned such that the demolition may only occur concurrently with the approval of a building permit for ADUs at the approximate garage location.

Pursuant to Orange Municipal Code Section 17.10.090 “the demolition review process has been established to preserve the integrity of the City’s cultural and architectural history.” Pursuant to pages 9 and 10 of the Historic Preservation Design Standards, the DRC is the final deciding body because the project is categorically exempt from CEQA and is a non-contributing accessory structure.

Subsequent to discussion of the demolition with the City’s historic resource consultant, staff recommends that the DRC authorize the demolition because:

1. The existing detached 400 square foot garage is not a character-defining feature of the property because it was constructed outside the Historic District’s period of significance (1888-1940); and
2. The demolition of the garage does not have an impact on the streetscape of the historic district in that the garage is at the rear of the property and cannot be seen from the street.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before July 24, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the demolition of an existing non-contributing garage and the construction of two new detached ADUs. There is no environmental public review required for a Categorical Exemption.

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.

The existing detached 400 square foot garage is not a character-defining feature of the historic property because it was constructed outside the Historic District's period of significance (1888-1940). The demolition of the garage does not have an impact on the streetscape of the historic district in that the garage is at the rear of the property and cannot be seen from the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Since the property is not a contributor to the Historic District, the Secretary of Interior's Standards apply to how the proposed work will affect the Historic District as a whole, and not the individual building. Consistent with Standard 9, demolition will not destroy historic materials that characterize the property or the district and the garage demolition will not impact the streetscape of S. Shaffer Street beyond the existing conditions and will only be partially visible from S. Shaffer Street when looking northwest.

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).

The garage proposed to be demolished is located at the rear, minimally visible. It will not have a detrimental impact on the existing neighborhood character and will not result in a loss of integrity of the Historic District. The proposed demolition complies with all adopted specific plans, applicable design standards, and their required findings.

13. CONDITIONS

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

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved July 22, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.
2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0022, 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, the 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 laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City

of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.
7. A permit to demolish the garage shall only be issued concurrently with the issuance of a building permit for accessory dwelling units at the garage footprint.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans



Agenda Item

Design Review Committee

Item #: 5.1.

8/6/2025

File #: 25-0452

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Associate Planner

1. SUBJECT

A request to demolish an existing detached 400 square foot two-car garage in the Old Towne Historic District located at 442-444 S. Shaffer Street. (Design Review No. 25-0022).

2. SUMMARY

The applicant proposes to demolish an existing detached 400 square foot two-car garage in the Old Towne Historic District located at 442-444 S. Shaffer Street. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

3. RECOMMENDED ACTION

Approval of Design Review No. 25-0022 by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant/Owner: Impetus Modular LLC, Harold Zapata

Property Location: 442-444 S. Shaffer Street

General Plan Designation: Low Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex 6,000 sq. ft. (R-2-6)

Existing Development: The subject property consists of an existing two-unit structure and a detached garage.

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes the demolition of a single-story, detached, two-car, 400-square-foot garage with a hipped roof and two-bay garage doors located at the rear of a two-story non-contributing duplex property. The demolition is requested to accommodate accessory dwelling units, which must be processed ministerially without DRC review.

6. EXISTING SITE

The existing site is developed with a two-story vernacular foursquare duplex building constructed in 1954. The building is clad in plaster and has a hipped roof with composition shingles and exposed

rafter tails. There is a one-story projection at the first bay of the front (east) elevation with a hipped roof and exposed rafter tails. The entrance to the first story unit is centrally located and fenestration consists of double hung windows with shutters. A wood staircase at the north elevation leads to the entrance to the second-story unit. There is a detached two-car 400 square-foot hipped-roof garage at the rear of the property. A 6-foot dog-eared gate is located outside of the frontyard setback and provides access to the rear yard. There is a chain link fence at the rear yard, similar to the chain link fences at of the postwar duplex units between East Culver Avenue and East La Veta Avenue.

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Subsequent to discussion of the demolition with the City’s historic resource consultant, staff recommends that the DRC authorize the demolition because:

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2. The demolition of the garage does not have an impact on the streetscape of the historic district in that the garage is at the rear of the property and cannot be seen from the street.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

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11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project consists of the demolition of an existing non-contributing garage and the construction of two new detached ADUs. There is no environmental public review required for a Categorical Exemption.

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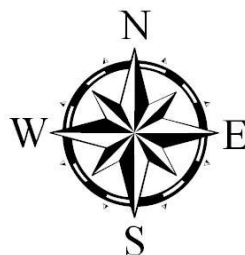
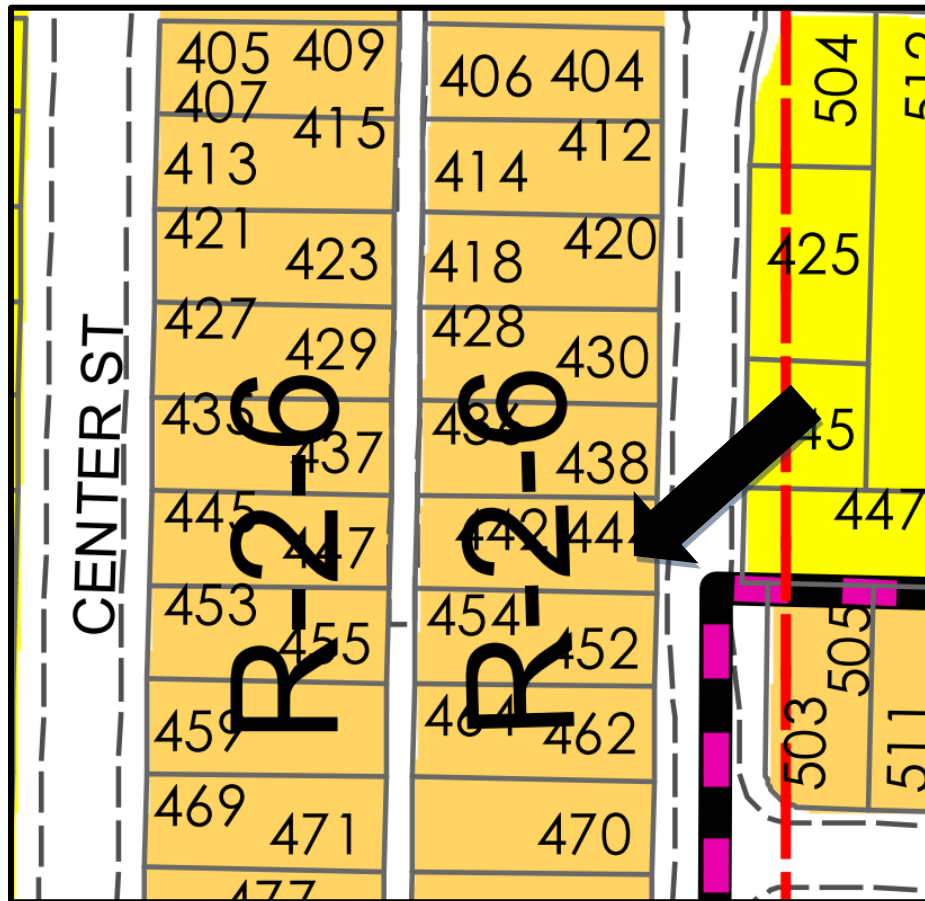
14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

Vicinity Map

442-444 S. Shaffer Street

Design Review No. 25-0022



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

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

Primary #

HRI # 112462

Trinomial ORA

NRHP Status Code 6Z

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

SHAFFER_S_442-444 APN_390-414-21

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: 442 - 444 S SHAFFER ST, # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*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: 2005
(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1954

☐ 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:

April, 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. AEGIS (1991) 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

112462

*NRHP Status Code

6Z

Page 2 of 3

*Resource Name or #:
(Assigned by Recorder)

SHAFFER_S_442-444__APN_390-414-21

B1. Historic Name: Unknown

B2. Common Name: _____

B3. Original Use: RES

B4. Present Use:

RES

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1954 ☐ 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: Residence

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

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

Primary #
HRI # 112462
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

SHAFFER_S_442-444__APN_390-414-21

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☒ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR # of Buildings: 1

Planning Zone: R-2-6 # of Stories: 2

Lot Acre: 0.1376 # of Units: 2

Principal Building Sqft: 1940

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

442 & 444 S. SHAFFER STREET, ORANGE, CA 92866
APN: 390-414-21

PROJECT INFORMATION:

CONTACT INFORMATION:

IMPETUS Modular, LLC
Harold Zapata
875 Coral Ave. Hemet CA 92543
951-480-4000
ImpetusModular@gmail.com

SITE INFORMATION:

ADDRESS: 442 & 444 S. Shaffer St.
Orange CA 92866
APN: 390-414-21
TRACT/LOT NO.: A-Tract: Geo Achisons
Sub Block: D
LOT: 18 TR 288

GENERAL LAND USE DESIGNATION:

Existing: Low Medium Density Residential
Proposed: Low Medium Density Residential

ZONING DESIGNATION:

Existing: R2-6 (Duplex Residential District)
Proposed: R2-6 (Duplex Residential District)

LAND USE:

Existing: Multi-Family Residential
Proposed: Multi-Family Residential

SCOPE OF WORK:

Demolition of the existing two-car detached garage (400 sq. ft.)

NOTE:

- 1- All landscape area existing to remain. No change to Landscaping proposed.
- 2- No public right-of-way improvements needed.

LEGEND:

- ASPHALT
- GRASS
- CONCRETE
- EASEMENT



07/22/2025, 11:43:19 AM
Arlen Beck
DRC25-0022



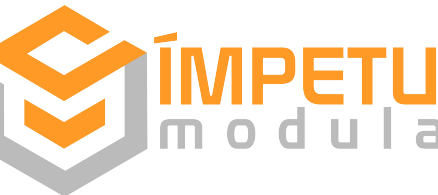
VICINITY PLAN

ARI
STRUCTURAL ENGINEERS

7777 W 91ST STREET, B1155
PLAYA DEL REY, CA 90293
T: (747) 998-2302



ARIYOU BABALIAN, P.E.



HCD ID. #: 1621519

MANUFACTURER
IMPETUS Modular LLC.

MODEL DESIGNATION:
IMPETUS 0003

DEMOLITION/
EXISTING SITE PLAN

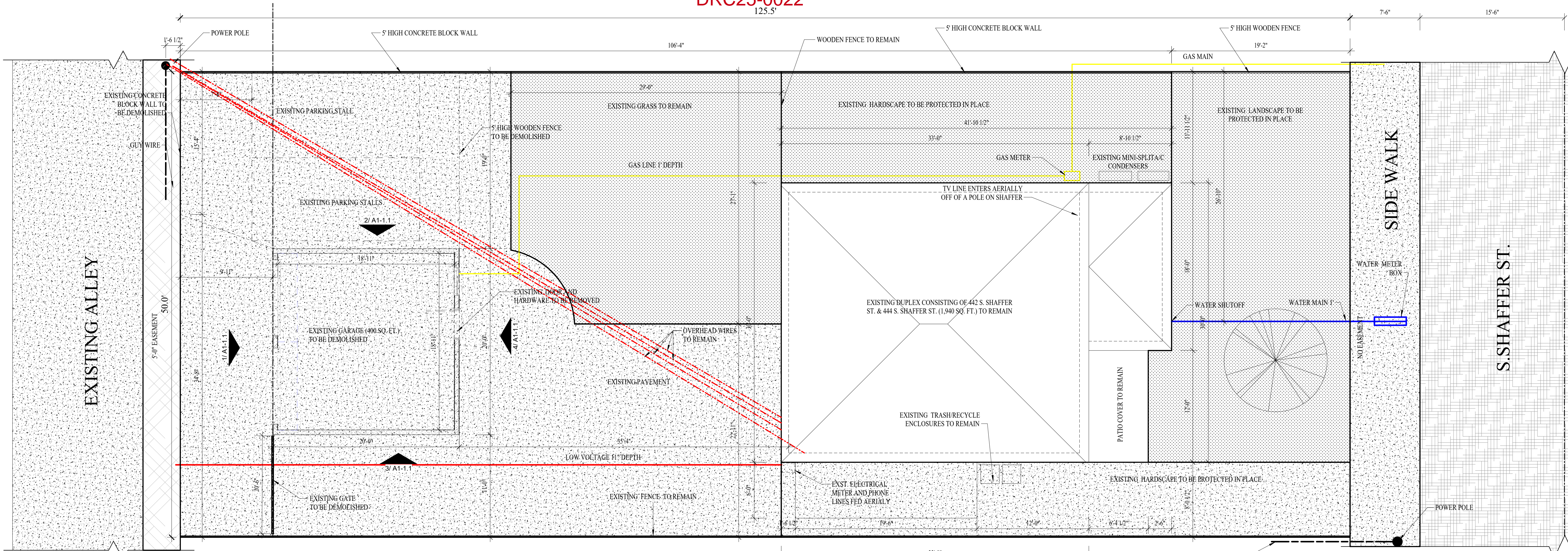
REVISIONS		
NUMBER	DESCRIPTION	DATE
01	Submittal Set	04/23/2025
02	Submittal Set	05/09/2025
03	Submittal Set	05/29/2025

05/29/2025

A1-1

DAA STAMP

STATE APPROVAL STAMP

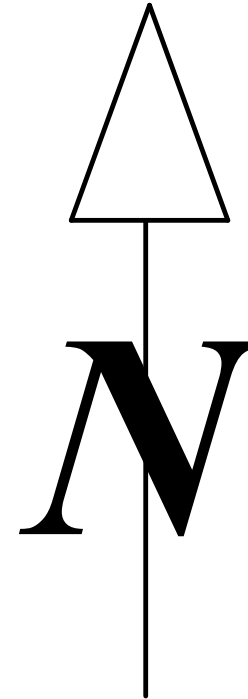


LEGEND

- EXISTING WALL, POWER & COMMUNICATION OUTLET AND SWITCH TO BE REMOVED CAP-OFF ELECTRICAL LINE AS REQUIRED
- EXISTING WALL, POWER & COMMUNICATION OUTLET AND SWITCH TO REMAIN
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR AND HARDWARE TO REMAIN
- EXISTING FRAME GLASS TO REMAIN
- PROPERTY LINE
- SCOPE OF WORK
- GAS LINES
- WATER LINES
- ELECTRICAL LINES



SCALE: FT.



1 EXISTING SITE PLAN
3/16" = 1'-0"

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAYDISTRICT
Multi-Family Residential	Multi-Family Residential	R2-6 (Duplex Residential District)	Low Medium Density Residential	N/A


ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6,000 Sq. FT.	6,275 Sq. Ft.	N/A	Yes
LOT WIDTH	17.14.070	60 Ft. (k)	50 Ft.	N/A	Yes
LOT DEPTH	17.14.070	N/R	125.5 Ft.	N/A	Yes
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the “Building Height” definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	32 Ft 2 Stories (y)	32’ Ft. 2 Stories	16 Ft. 8 in.	Yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	15 Ft.	19 Ft.	N/A	Yes
Rear Yard	17.14.070 & 17.14.090	10 Ft.	35 Ft.	15 Ft.	Yes
Side Yard	17.14.070 & 17.14.090	5 Ft.	12 Ft.	5 Ft.	Yes
Side Yard	17.14.070 & 17.14.090	5 Ft.	8 Ft	17.5 Ft.	Yes
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.70	0.37	0.50	Yes
PARKING	17.14.200 & 17.34	2	4	2	Yes
FENCE/WALL HEIGHT	17.12.070				
Front Yard	17.12.070(B)	3.5 Ft.	3 Ft.	N/A	Yes
Interior Side Yard	17.12.070(B)	6 Ft.	5 Ft.	N/A	Yes
Interior Side Yard	17.12.070(B)	6 Ft.	5 Ft.	N/A	Yes
Rear Yard	17.12.070(B)	6 Ft.	5Ft.	5 Ft.	Yes

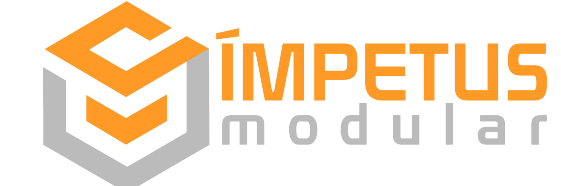
ARI

STRUCTURAL ENGINEERS

7777 W 91ST STREET, B1155
PLAYA DEL REY, CA 90293
T: (747) 998-2302

REGISTERED PROFESSIONAL ENGINEER
ARIOU BABALIAN
C96570
CIVIL
STATE OF CALIFORNIA


ARIYOU BABALIAN, P.E.


HCD ID. #: 1621519
MANUFACTURER
IMPETUS Modular LLC.
MODEL DESIGNATION:
IMPETUS 0003

DEVELOPMENT
STANDARDS TABLE

REVISIONS

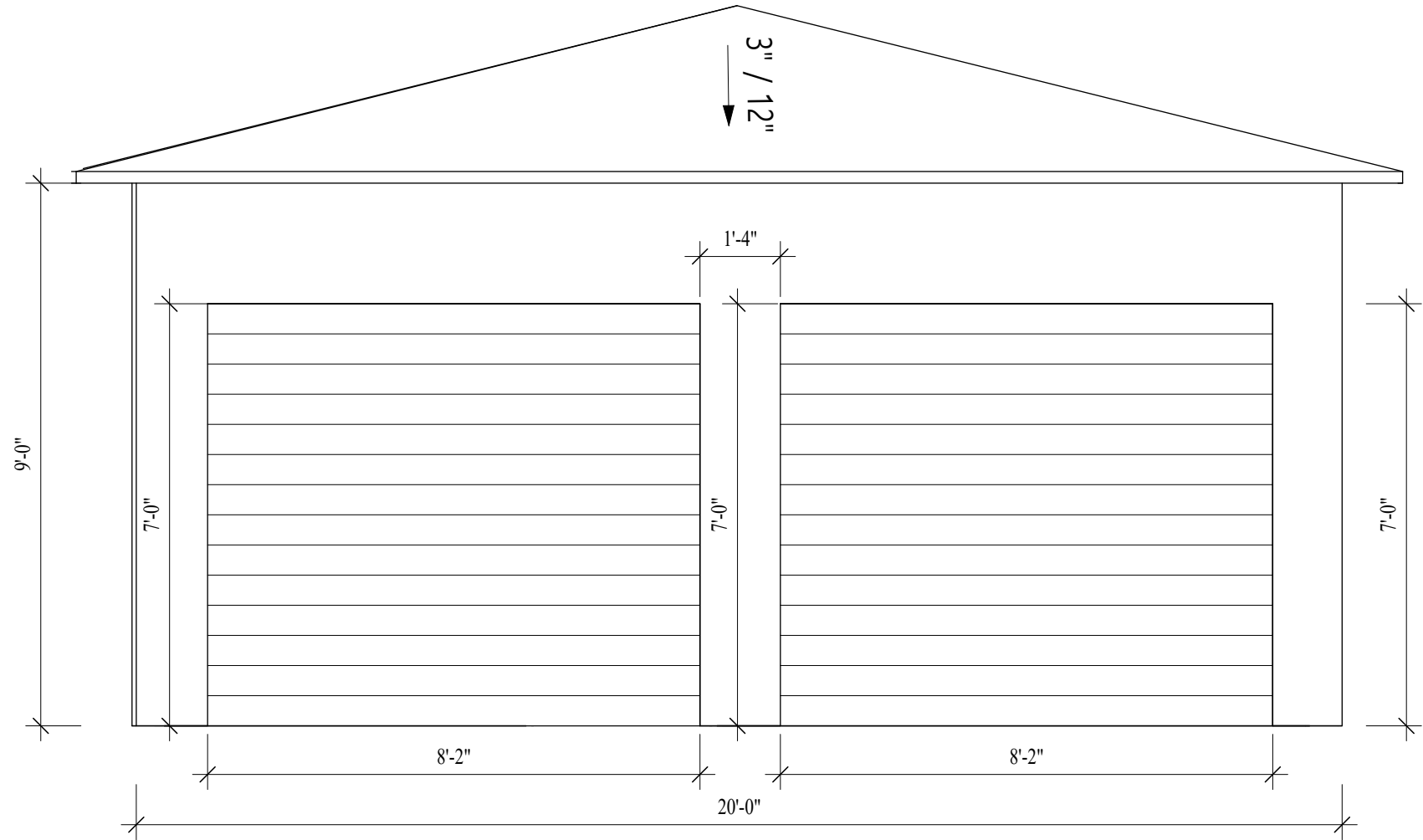
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02	Submittal Set	05/09/2025
03	Submittal Set	05/29/2025

05/29/2025

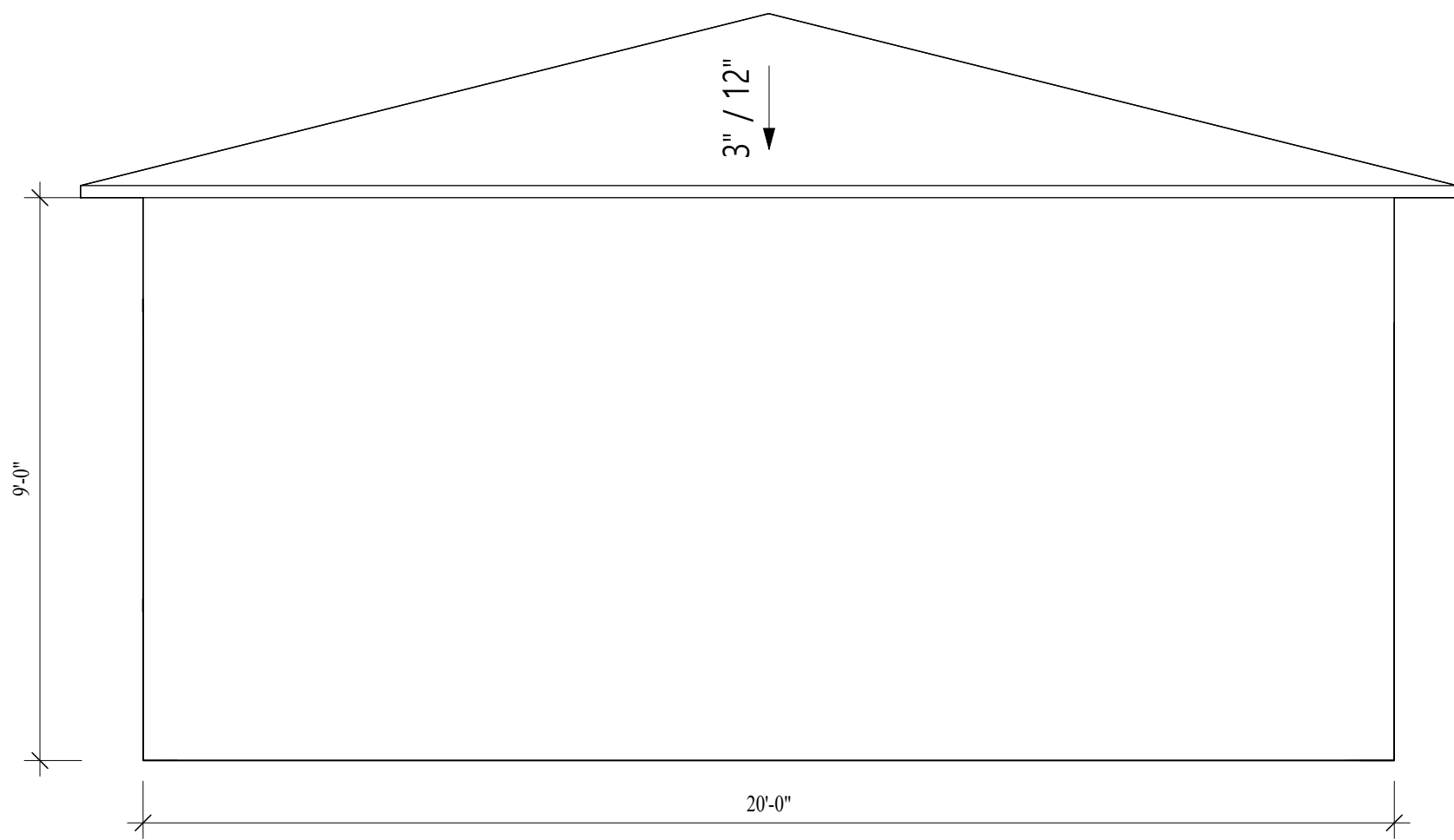
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DAA STAMP

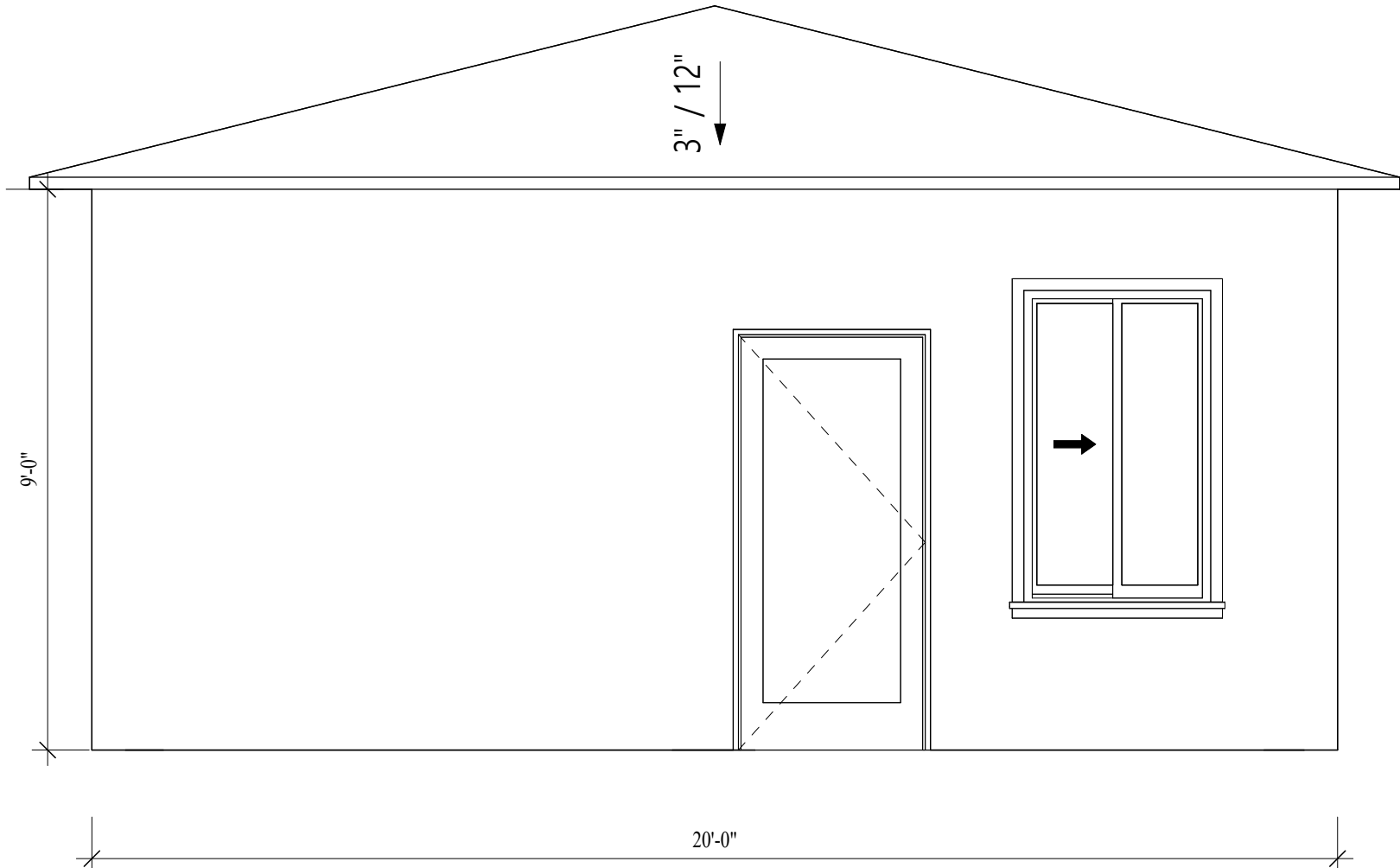
STATE APPROVAL STAMP



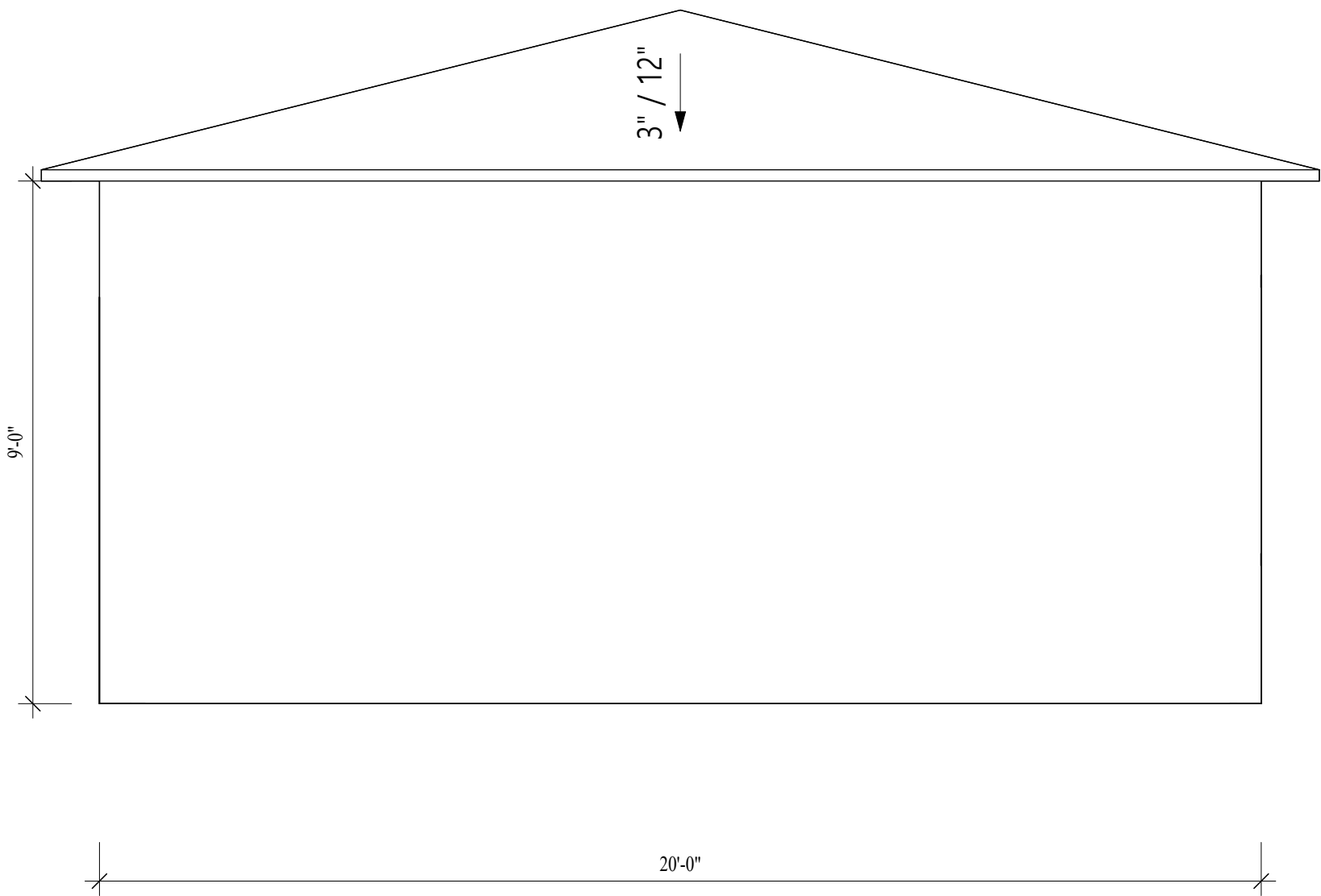
1 GARAGE FRONT
3/8" = 1'-0"



2 GARAGE LEFT SIDE
3/8" = 1'-0"



4 GARAGE REAR
3/8" = 1'-0"



3 GARAGE RIGHT SIDE
3/8" = 1'-0"

EXISTING GARAGE
ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
01	Submittal Set	04/23/2025
02	Submittal Set	05/09/2025
03	Submittal Set	05/29/2025

05/29/2025

A1-1.1

DAA STAMP

STATE APPROVAL STAMP



GARAGE FRONT



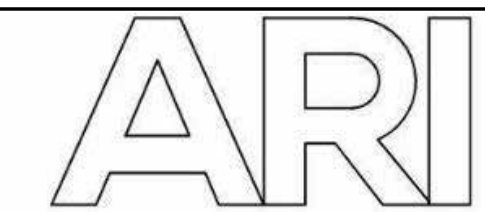
GARAGE REAR



GARAGE RIGHT

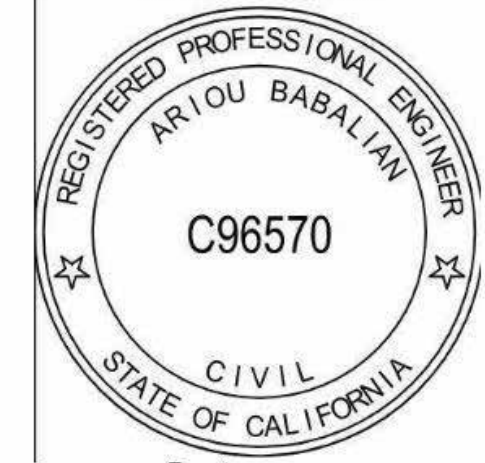


GARAGE LEFT



STRUCTURAL ENGINEERS

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Ariou Babalian
ARIOU BABALIAN, P.E.



HCD ID. #: 1621519

MANUFACTURER
IMPETUS Modular LLC.

MODEL DESIGNATION:
IMPETUS 0003

EXISTING GARAGE
PICTURES

REVISIONS		
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01	Submittal Set	04/23/2025
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03	Submittal Set	05/29/2025

05/29/2025

A1-1.2

DAA STAMP

STATE APPROVAL STAMP