



Anna Pehoushek
Assistant Community
Development Director

Mary Binning
Sr. Assistant City Attorney

Schylar Moreno
Administrative Assistant

AGENDA

Design Review Committee October 05, 2022

5:30 PM Regular Session

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

ROBERT IMBODEN
Chair

ANNE MCDERMOTT
Vice Chair

CAROL FOX
Committee Member

MARY ANNE SKORPANICH
Committee Member

JERICO FARFAN
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 and address, and identifying 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 e-mail or eComment

Members of the public can submit their written comments electronically for the DRC's consideration by emailing them to DRCpubliccomment@cityoforange.org with the subject line "Public Comment Item # (insert the corresponding item number)" or "Public Comment Non-agenda Item" for general public comments. The public can also submit written comments on the City's eComment page by visiting the City's website and clicking on the eComment link for this meeting. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit comments by 3:00 p.m. the day of the meeting. All public comments received for this agenda will be provided to DRC Members, posted on the City's website, and compiled as part of the record.

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 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 DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 15 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****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 meeting minutes of the Design Review Committee of the City of Orange for the September 21, 2022 Regular Meeting.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
[September 21, 2022 Regular Meeting Minutes](#)

4. CONTINUED ITEMS**4.1. Design Review No. 5077-22 - 529 S. Grand Street Duplex Unit. (Continued from September 21, 2022.)****Recommended Action:**

Final determination by the Design Review Committee.

Attachments: [Staff Report](#)
[Attachment 1 Vicinity Map](#)
[Attachment 2 Letter of Explanation](#)
[Attachment 3 Project Plans with Site Photos](#)
[Attachment 4 DPR Form](#)

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, October 19, 2022 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, 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: September 29, 2022



Agenda Item

Design Review Committee

Item #: 3.1.

10/5/2022

File #: 22-0569

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 meeting minutes of the Design Review Committee of the City of Orange for the September 21, 2022 Regular Meeting.

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

September 21, 2022 Regular Meeting minutes.



Agenda Item

Design Review Committee

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TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

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Approval of meeting minutes of the Design Review Committee of the City of Orange for the September 21, 2022 Regular Meeting.

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

September 21, 2022 Regular Meeting minutes.

MINUTES - DRAFT

City of Orange

Design Review Committee

September 21, 2022

1. OPENING/CALL TO ORDER

Chair Imboden called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Committee Member Farfan led the flag salute.

1.2 ROLL CALL

Present: McDermott, Farfan, and Imboden

Absent: Fox, and Skorpanich

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 meeting minutes of the Design Review Committee of the City of Orange for the September 8, 2022 Adjourned Regular Meeting.

Item 3.1 was removed from the Consent Calendar for separate consideration by Vice Chair McDermott to clarify the wording of the Committee's added condition for the Chick-fil-A project to specify its applicability to "relocated" trees.

ACTION: A motion was made by Vice Chair McDermott, seconded by Committee Member Farfan, to approve the amended minutes. The motion carried by the following vote:

Ayes: McDermott, Farfan, and Imboden

Noes: None

Absent: Fox, and Skorpanich

4. CONTINUED ITEMS

4.1. Design Review No. 5063-22, Bhullar Residence Addition, 828 S. Oakwood Street

The following spoke on behalf of the project:

Jeff Fracker, Applicant.

Committee Members discussed the following:

- The design of the demarcation between the original house and addition
- The need for additional information on demolition plans to avoid field mistakes
- The exposed beam on the south elevation
- Interior cabinetry in relation to the kitchen addition
- Clarification and correction of plan notes
- Window and door details

A motion was made by Chair Imboden, seconded by Vice Chair McDermott, to approve Design Review No. 5063-22 with the following added conditions:

- 1) The various drafting issues and notes that were during the meeting be rectified on the plans prior to issuance of building permits.
- 2) The northern roof fascia is to be recessed a minimum of 4-inches where it aligns with the recessed hyphen.

The motion carried by the following vote:

Ayes: McDermott, Farfan, and Imboden

Noes: None

Absent: Fox, and Skorpanich

4.2. Design Review No.4799-15, St. Verena Coptic Orthodox Church Multi-Purpose Service Building, 491 N. Hewes Street

A motion was made by Chair Imboden, seconded by Vice Chair McDermott to continue Design Review No. 4799-55 to November 2, 2022.

Ayes: McDermott, Farfan, and Imboden

Noes: None

Absent: Fox, and Skorpanich

5. NEW ITEMS

5.1. Design Review No. 5077-22 - 529 S. Grand Street Duplex Unit

Public Speakers:

The following spoke on behalf of the project:

Tom Aldrich, Applicant.

The following spoke in opposition to the project:

Tony Trabucco (representing OTPA), Tom Loughrey, Gary Zdenek, Diana Zdenck, Sue Vaurs, Patti Ricci, Alicia Nessler, Tara Klasna, Linda Maxwell-Jordan, Mary Matuzak, Tim McCormack, Tom Matuzak

The Committee discussed the following:

- Noticing discrepancies
- CEQA determination

A motion was made by Vice Chair McDermott, seconded by Chair Imboden to continue Design Review No. 5077-22 to October 5, 2022 to allow for re-noticing.

Ayes: McDermott, Farfan, and Imboden

Noes: None

Absent: Fox, and Skorpanich

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:05 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, October 5, 2022 at 5:30 p.m., in the Council Chamber.



Agenda Item

Design Review Committee

Item #: 4.1.

10/5/2022

File #: 22-0550

TO: Chair and Members of the Design Review Committee

FROM: Anna Pehoushek, Assistant Community Development Director

1. SUBJECT

Design Review No. 5077-22 - 529 S. Grand Street Duplex Unit. (Continued from September 21, 2022.)

2. SUMMARY

Final determination by the Design Review Committee.

The applicant proposes to construct a new 1,556 square foot duplex unit at the rear yard of an existing single-family dwelling. The existing dwelling is a contributor to the Old Towne Historic District. The item was continued by the Design Review Committee at the September 21st meeting to October 5, 2022 for re-noticing.

3. BACKGROUND INFORMATION

Applicants: William Dunstan, DSEA, Inc.

Owner: Michael & Alison Vukovich

Property Location: 529 S. Grand Street

General Plan Designation: Low Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex (R-2-6)

Existing Development: The subject property consists of an existing single-family residence and garage

Associated Application: None

Previous DRC Project Review: September 21, 2022

4. PROJECT DESCRIPTION

The proposed project includes the construction of a new unit at the rear of a property developed with a single family residence, resulting in a duplex development condition. The 1,329 sq. ft. 1-story unit would have three bedrooms and two bathrooms with a 227 sq. ft. attached one-car garage (1,556 sq. ft. total area).

The new unit has been designed to be subordinate and compatible with the existing contributing single-family residence at the property. The unit is proposed to have horizontal fiber cement lapped

plank siding with 5-inch exposure similar to the profile of the historic wood siding on the existing residence, asphalt roof shingles matching the existing residence, and wood trim around single-hung wood windows that also reflect the existing residence. The new attached one-car garage would have a sectional roll-up carriage panel door.

The proposed project would increase the existing floor area ratio (FAR) at the property from 0.17 to 0.30. Other adjacent properties in the vicinity with contributing buildings have FARs that range between 0.29 to 0.44. Even with the increase in FAR, the property would continue to have one of the smallest in its vicinity.

A second uncovered parking space is proposed adjacent to the new garage. Minor site improvements consisting of a revised concrete driveway area and a rear concrete patio are proposed. No other landscaping is proposed and the existing grass lawn will be maintained and repaired after construction. No changes are proposed to the existing residence and garage.

5. EXISTING SITE

The subject property is a contributing resource to the National Register-listed Old Towne Historic District (Attachment 4). The one-story 1,560 sq. ft. Craftsman-style residence was constructed in 1916. The property also contains a historic detached 320 sq. ft. garage that appears in a 1922 Sanborn map.

6. EXISTING AREA CONTEXT

The subject property is located on the east side of S. Grand Street in the Nutwood Tract residential neighborhood of the Old Towne Historic District, between E. La Veta Avenue and E. Toluca Avenue. The 500 block of S. Grand Street is comprised of lots developed as single-family and multi-unit properties zoned Residential Duplex (R-2-6). Most neighboring properties are also considered contributors to the Old Towne Historic District.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: Size of Second Unit

The total area for the existing main residence and garage is 1,910 sq. ft. Existing floor area ratio (FAR) for the property is 0.17, which is a lower FAR than currently exists on most surrounding properties. The Vicinity FAR Analysis on Sheet A-1 of the project drawings (Attachment 3) shows a comparison of nearby FARs that range from 0.29 to 0.44. The proposed unit would add 1,556 sq. ft. of development to the site, for a new overall total of 3,466 sq. ft. and FAR of 0.30. The maximum allowable FAR for a property zoned R-2-6 is 0.70. The FAR for the subject property is well below the allowable maximum, and would also still be generally lower than that of most of the surrounding properties as shown in the FAR analysis.

The proposed unit appears appropriate in size and scale and would be minimally visible from the street. The second unit is one story and lower in height than the existing residence. Although most of the second unit would not be readily visible from the street, a portion projects north of the main residence. There is an existing fence that extends from the northwest corner of the main residence to the north property line that will remain and help obscure the new unit. Its development would not impair the integrity of the historic streetscape nor the surrounding historic district.

Issue 2: Proposed Siding

The applicant is proposing a fiber cement siding for the proposed second unit and stated preference over wood as there will be no exposed nails that need maintenance, paint color would last longer,

and there would be no warping or deterioration like wood siding. The applicant also expressed a desire to use fiber cement siding due to cost and maintenance considerations associated with wood siding. The Historic Preservation Design Standards encourage use of traditional building materials for new construction, but allow for consideration of alternates to traditional materials if that material is compatible with the design and appearance of historic features on similar contributing buildings in the District. Staff is seeking confirmation from the DRC on the use of the proposed fiber cement siding as an alternative to wood siding. Should the DRC prefer the use of wood siding, staff recommends the addition of a condition of approval to reflect that determination.

8. ADVISORY BOARD RECOMMENDATION

None. The scope of this project does not involve a review or recommendation from the City's Staff Review Committee.

9. PUBLIC NOTICE

Notice was provided to 83 owners and tenants within 400 feet of the project on or before September 26, 2022, and the site was posted with a notice on or before that date.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guideline 15303 (Class 3 - New Construction), because it consists of construction of a new duplex residential unit resulting in a total number of units below the maximum allowable in the Low Medium Density Residential General Plan land use designation (6-15 dwelling units per acre) and Duplex Residential (R-2-6) zoning district, and is in an area where public facilities and services are available.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

- 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 second unit is compatible with the mass, scale, and setbacks of the existing building, and the roof forms are consistent with the surrounding houses in the neighborhood. The second unit would be minimally visible from the street and will not affect the appearance of the historic district. Traditional building materials in the windows are used and compatible with the historic district. The new unit is subtly differentiated from the original primary residence by its slab on grade construction, fiber cement siding, and vertical gable roof vent

detail.

- 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 located in the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed work conforms with these design standards.

- 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 in the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed work conforms with these design standards. The architecture, scale and massing of the proposed unit facilitates the integration of the new unit with the original residence and overall site. The roof forms, fenestration, and materials are also compatible with the historic residence and garage. The project is not located in a specific plan area.

- For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.G.4).

The new duplex unit is minimally visible from the street and is compatible with the scale of surrounding development. It is subordinate to the existing historic building and would continue to maintain a generally low FAR for the property compared to the adjacent buildings in the vicinity. The scale and massing of the structure, combined with the roof plan and fenestration are consistent with surrounding neighborhood character.

12. 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 (attached to the staff report dated October 5, 2022 and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
2. 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 approve the changed plan without requiring a new public meeting.
3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out

of its approval of this permit, save and except that caused by the City's active negligence.

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 may be cause for revocation of this permit.
5. 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.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Public Works Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. 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.

13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans with Site Photos
- Attachment 4 - DRP Form
- Attachment 5 - Color and Material Board (to be presented at DRC meeting)



Agenda Item

Design Review Committee

Item #: 4.1.

10/5/2022

File #: 22-0550

TO: Chair and Members of the Design Review Committee

FROM: Anna Pehoushek, Assistant Community Development Director

1. SUBJECT

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2. SUMMARY

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3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out

of its approval of this permit, save and except that caused by the City's active negligence.

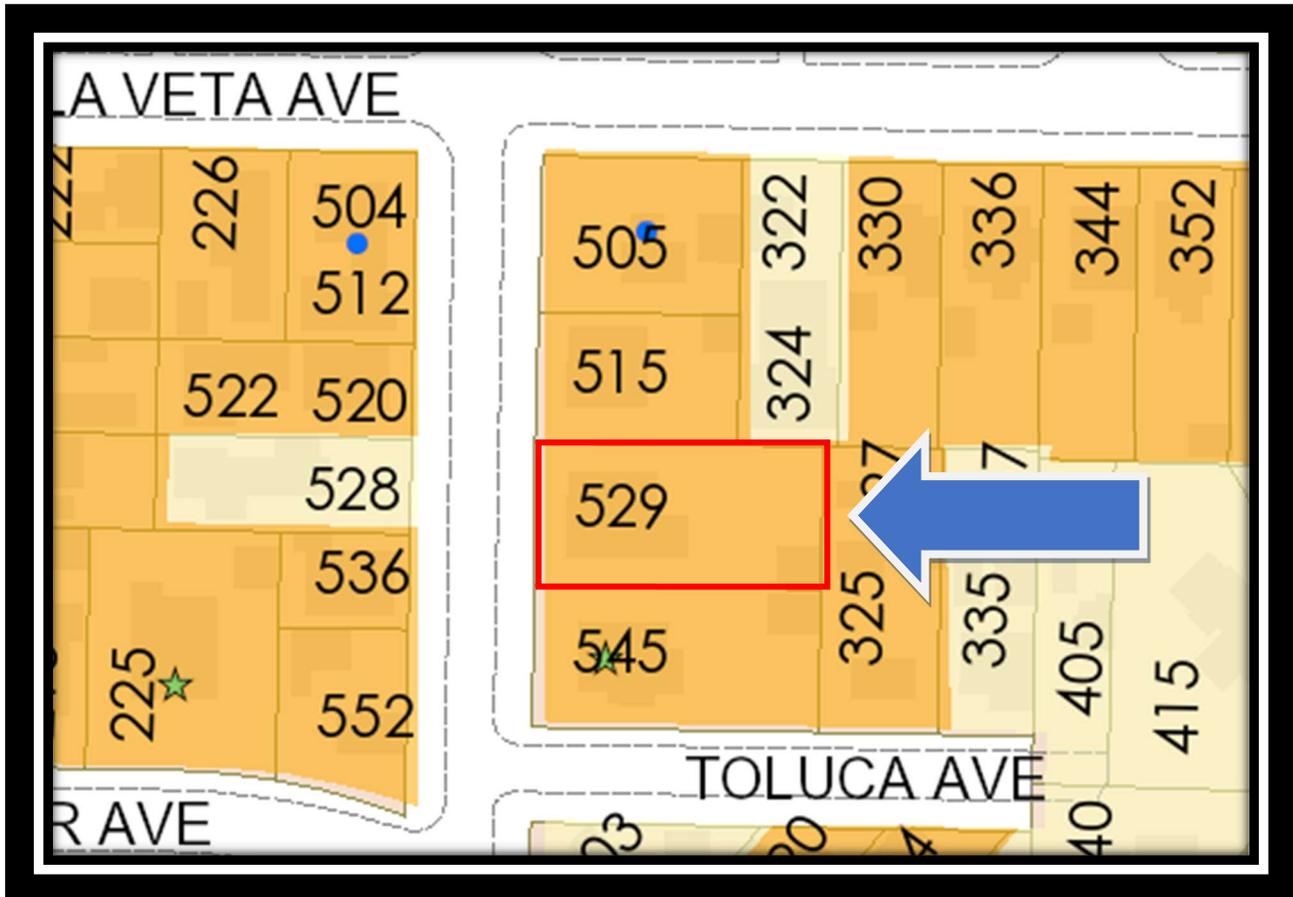
4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Public Works Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. 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.

13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans with Site Photos
- Attachment 4 - DRP Form
- Attachment 5 - Color and Material Board (to be presented at DRC meeting)

Vicinity Map

Design Review No. 5077-22
South Grand Street Second Unit
529 S. Grand Street



ORANGE = CONTRIBUTING HISTORIC RESOURCE
YELLOW = NON-CONTRIBUTING RESOURCE
BLUE DOT = HISTORIC OBJECT

CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



145 South Olive Street, Orange, CA 92866
(714) 639-3958

May 16, 2022

Ms. Kelly Ribuffo, Historic Preservation Planner
City of Orange
300 E. Chapman Ave
Orange, CA 92866-1508

Re: **529 S. Grand Street New Second Unit Project**
Letter of Justification
529 S. Grand Street
Orange, CA 92866
DSEA Project No: 807

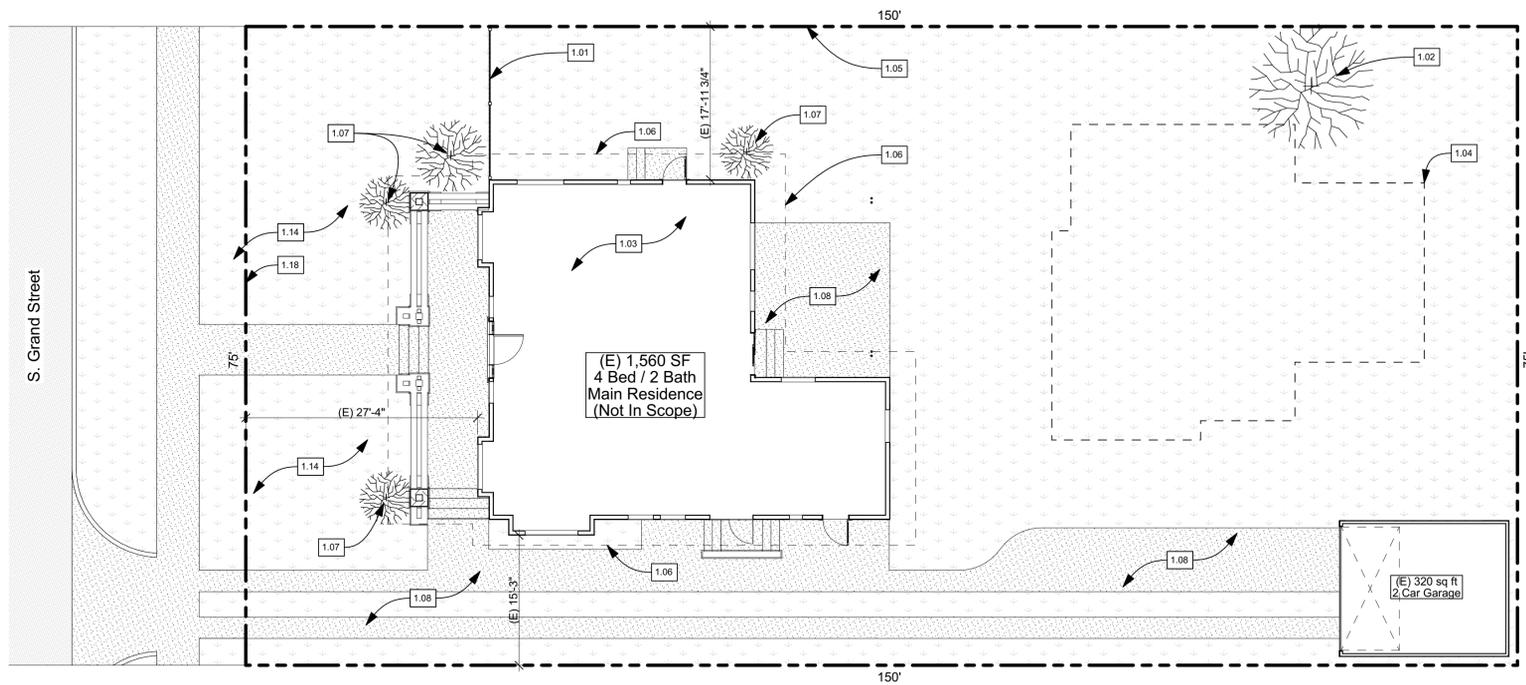
Letter of Explanation/Justification for the Vukovich Residence:

A new 1525 sq.ft. second unit with 3 bedrooms and 2 ½ baths is proposed on the rear of the existing residence with partial visibility from the street. The existing residence is a 1 story 1560 sq.ft. 3 bedroom / 2 bathroom single family residence with craftsman style detailing throughout. The existing garage is 320 sq.ft. that will have a 205 proposed sq.ft. attachment while converting the garage into an ADU. The proposed second unit and ADU will remain in keeping with the existing residence's craftsman characteristics with 5" horizontal wood siding, installing wood trim around the windows and doors, installing similar out-looker support beams and installing a similar gable roof vent below the peak of the roof. The second unit will be both smaller in height and square footage when compared to the existing residence and the separation between the units will be greater than the minimum required in order to fit an uncovered parking space in addition to the one-car attached garage. Proposed windows and doors will be wood.

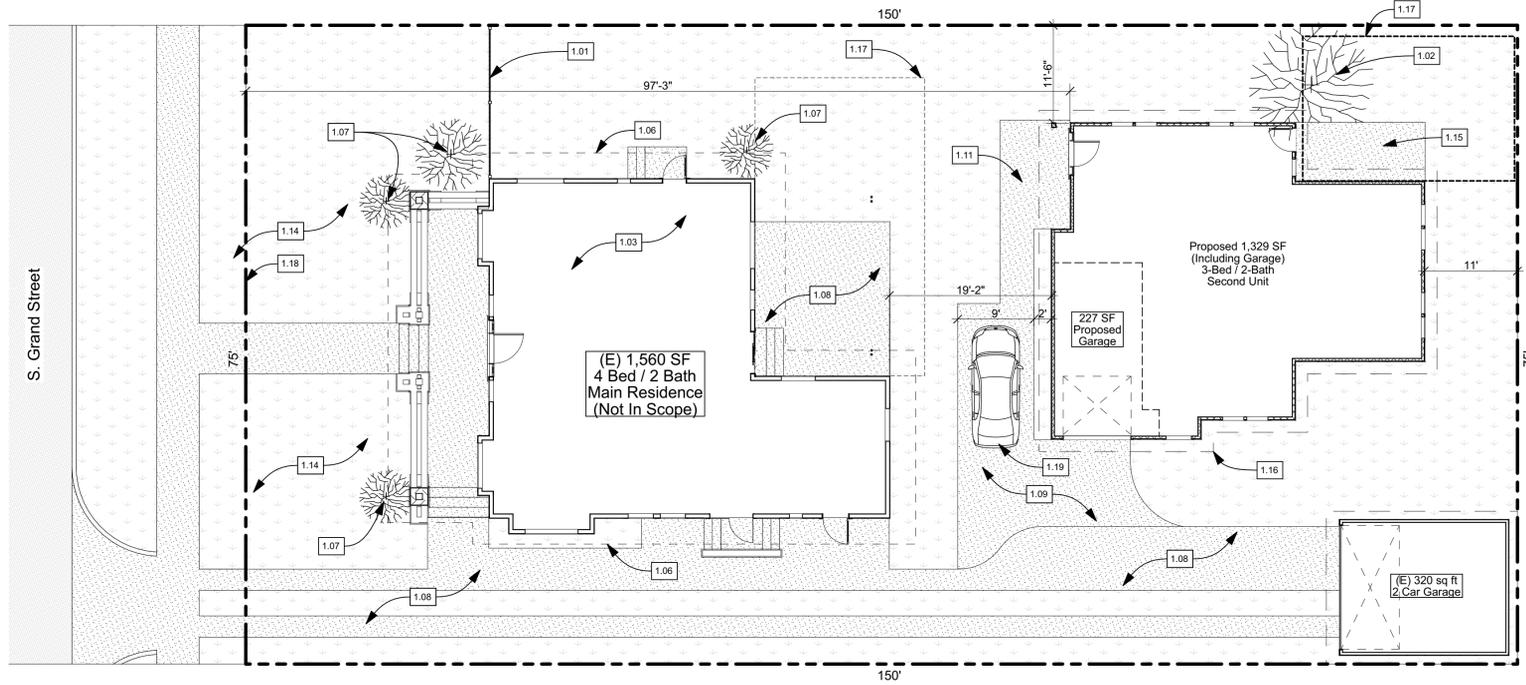
The modifications to the site are minimal and will involve some paving for the revised driveway and parking areas, a new concrete walkway from Grand Street to the entry of the second unit, and some new wood fences to create private open space. Landscaping is not in scope however one small fruit tree is being removed as a part of the demolition plan and can potentially be relocated.

Sincerely,
William Dunstan
Project Manager, DSEA, Inc.

Cc: Mr. Mike Vukovich
Mrs. Alison Vukovich
Doug Ely – DSEA Principal



1 Existing Site Plan
SCALE: 1" = 10'



2 Proposed Site Plan
SCALE: 1" = 10'

Project Information

OWNER: Mike and Alison Vukovich
529 S. Grand Street
Orange, CA 92866
PH: 949.295.6755

APPLICANT: DSEA, Inc.
143 S. Olive St. Orange 92868 CA
PH: 714.639.3958
Contact: William Dunstan
wdunstan@dseainc.com

PROJECT ADDRESS: 529 S. Grand Street, Orange CA 92866

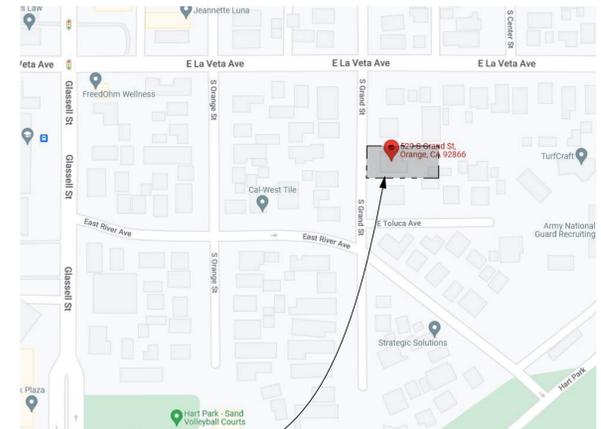
PROJECT DESCRIPTION:
This project involves the construction of a second unit in the rear of the property. The 1,329 SF unit will be a 1 story slab on grade structure with a 4:12 sloped roof to be subordinate to the existing residence and will have 3 bedrooms and 2 bathrooms with an attached 227SF 1 car garage. A second uncovered parking space is proposed adjacent to the new garage. Minor site improvements consisting of a revised concrete driveway area and a rear concrete patio are proposed. No other landscaping is proposed, the existing grass lawn will be maintained and repaired after construction. The existing residence is not in the scope of work.

APN#: 390-103-25
ZONE: R-2-6
EXISTING LOT AREA: 11,250 sq.ft.
PROPOSED USE: No change to existing use
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: VB (Fully-Sprinklered)
PARKING: (1) On-Site parking spaces
(1) Enclosed garage parking spaces
STORIES: (E) (1) Story
Proposed Second Unit: (1) Story
EXISTING AREA: (E) Residence 1,560 sq.ft.
(E) Garage 320 sq.ft.
Total 1,880 sq.ft.
PROPOSED AREA: Proposed Second Unit 1,329 sq.ft.
(E) Residence 1,560 sq.ft.
(E) Garage 320 sq.ft.
Total 3,209 sq.ft.
OPEN SPACE: 700 sq.ft. = 700 sq.ft. required for 2 units
FLOOR / AREA RATIO: 3,209 sq.ft. / 11,250 sq.ft. = .29 (.70 MAX for R-2-6)

Sheet Index

- A-1 Existing Site Plan, Proposed Site Plan and Project Information
- A-2 Proposed Floor Plan
- A-3 Proposed Roof Plan
- A-4 Proposed Exterior Elevations
- A-5 Proposed Exterior Elevations
- A-6 Exterior Details
- A-7 Perspective Renderings
- A-8 Existing Site Photos

Vicinity Map



Project Site: 529 S. Grand Street, Orange, CA 92866

Vicinity F.A.R. Analysis

(Including proposed FAR for 515 S. Grand St. Info gathered from assessors parcel maps, google earth & MLS websites)

Address	Lot Area	Bldg Area	FAR
504/512 S Grand St. / 324 E. La Veta Ave. (Non-Historic Property)	8,610 SF	3,410 SF	.40
515 S. Grand St.	7,140 SF	2,139 SF	.29
520 S. Grand St.	6,700 SF	3,020 SF	.45
529 S. Grand St.	11,250SF	3,209 SF	.29
536 S. Grand St.	3,400 SF	1,502 SF	.44
545 S. Grand St.	11,250SF	3,702 SF	.33
552 S. Grand St.	5,982 SF	1,950 SF	.33

Site Plan Keynotes

- 1.01 (E) Fence to remain
- 1.02 (E) Fruit tree to remain.
- 1.03 (E) Main residence not in scope.
- 1.04 Extent of proposed scope of work.
- 1.05 (E) Property line.
- 1.06 (E) Main residence roof overhang shown dashed.
- 1.07 (E) Tree to remain, protect in place.
- 1.08 (E) Concrete to remain, protect in place.
- 1.09 Proposed concrete driveway up to garage and exterior parking.
- 1.11 Proposed concrete walkway providing access to second unit.
- 1.14 (E) Landscaping to remain.
- 1.15 Proposed concrete backyard patio.
- 1.16 Proposed residence roof overhang shown dashed.
- 1.17 Area represents 350 sq. ft. of required open space for each unit.
- 1.18 (E) Property line.
- 1.19 Dashed line represents uncovered parking space.



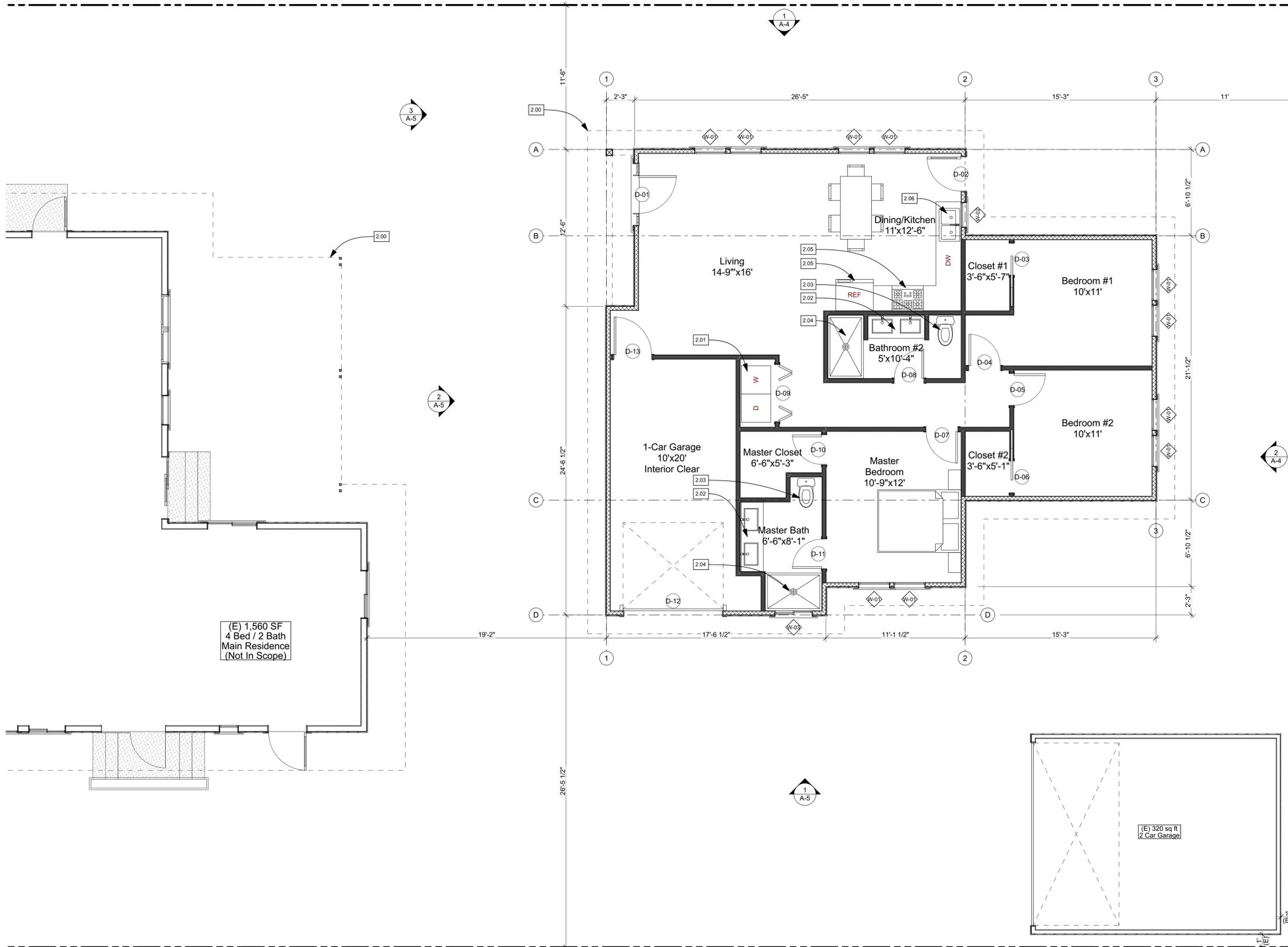
Existing Site Plan, Proposed Site Plan and Project Information

529 South Grand Street

New Second Unit

529 S. Grand Street, Orange CA 92866

A-1



Floor Plan Keynotes

- 2.00 Extents of roof overhang above.
- 2.01 Washer and dryer attachments.
- 2.02 Bathroom double sink.
- 2.03 Floor mounted toilet.
- 2.04 2'-10"x5' shower.
- 2.05 Refrigerator
- 2.06 Double basin sink.

DOOR SCHEDULE					
MARK	LOCATION	WIDTH	HEIGHT	TYPE	NOTES
D-01	Living Room	3'	6'-8"	Solid Core Wood	Full Glass Sidelites along Door
D-02	Kitchen	2'-8 1/2"	6'-8"	Solid Core Wood	Upper Half Glass Lite in Door
D-03	Closet #1	2'-6"	6'-8"	Wood	
D-04	Bedroom #1	2'-6"	6'-8"	Wood	
D-05	Bedroom #2	2'-6"	6'-8"	Wood	
D-06	Closet #2	2'-6"	6'-8"	Wood	
D-07	Master Bedroom	2'-6"	6'-8"	Wood	
D-08	Bathroom #2	2'-4"	6'-8"	Wood	
D-09	Laundry	4'-6"	6'-8"	Wood	
D-10	Master Closet	2'-4"	6'-8"	Wood	
D-11	Master Bath	2'-4"	6'-8"	Wood	
D-12	Garage	8'	7'	Wood	Sectional Wood Rollup Door
D-13	Garage	3'	6'-8"	Wood	

WINDOW SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	MATERIAL	NOTES
W-01	2'-6"	4'	Double hung	Wood	
W-02	2'-6"	4'-6"	Double hung	Wood	
W-03	2'	3'	Double hung	Wood	
W-04	3'	1'-6"	Sliding	Wood	

Floor Plan Legend

- Non-rated ext. wall assembly, 5" horizontal lapped siding o/ 1/2" plywood o/ 2x4 wood studs @ 16"o.c. w/ R-13 batt insul. w/ 5/8" gyp. bd @ int., use W.R. gyp. bd. @ bathroom. Refer to elevations for finish information.
- Non-rated int. wall assembly, 2x4 wood studs @ 16"o.c. w/ sound insul. w/ 1/2" gyp. bd. both sides, use W.R. gyp. bd. at bathroom. Refer to elevations for finish information.
- Window. Refer to Window Schedule for more information.
- Door. Refer to Door Schedule for more information.

1 Proposed Floor Plan
SCALE: 1/4" = 1'-0"

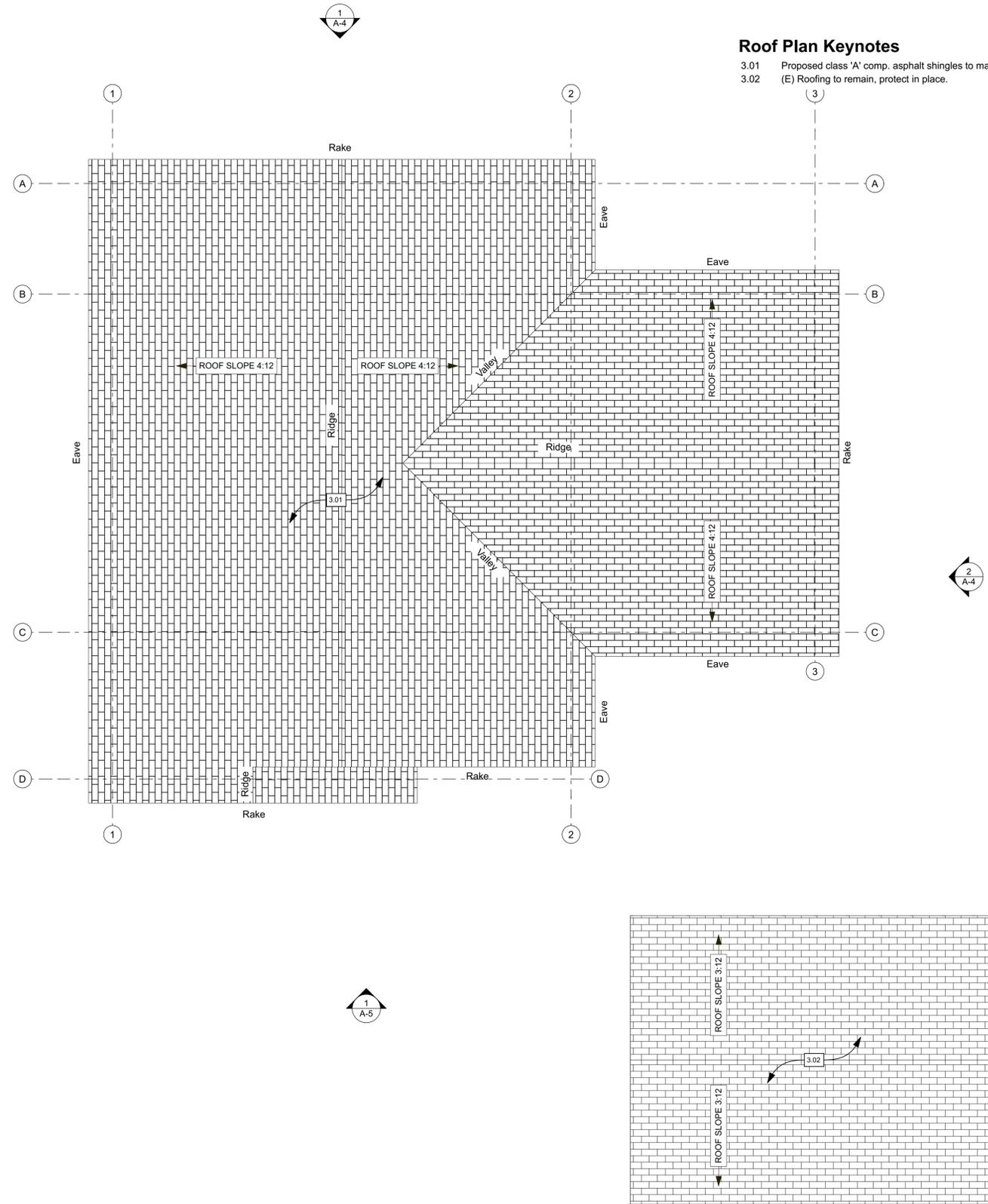
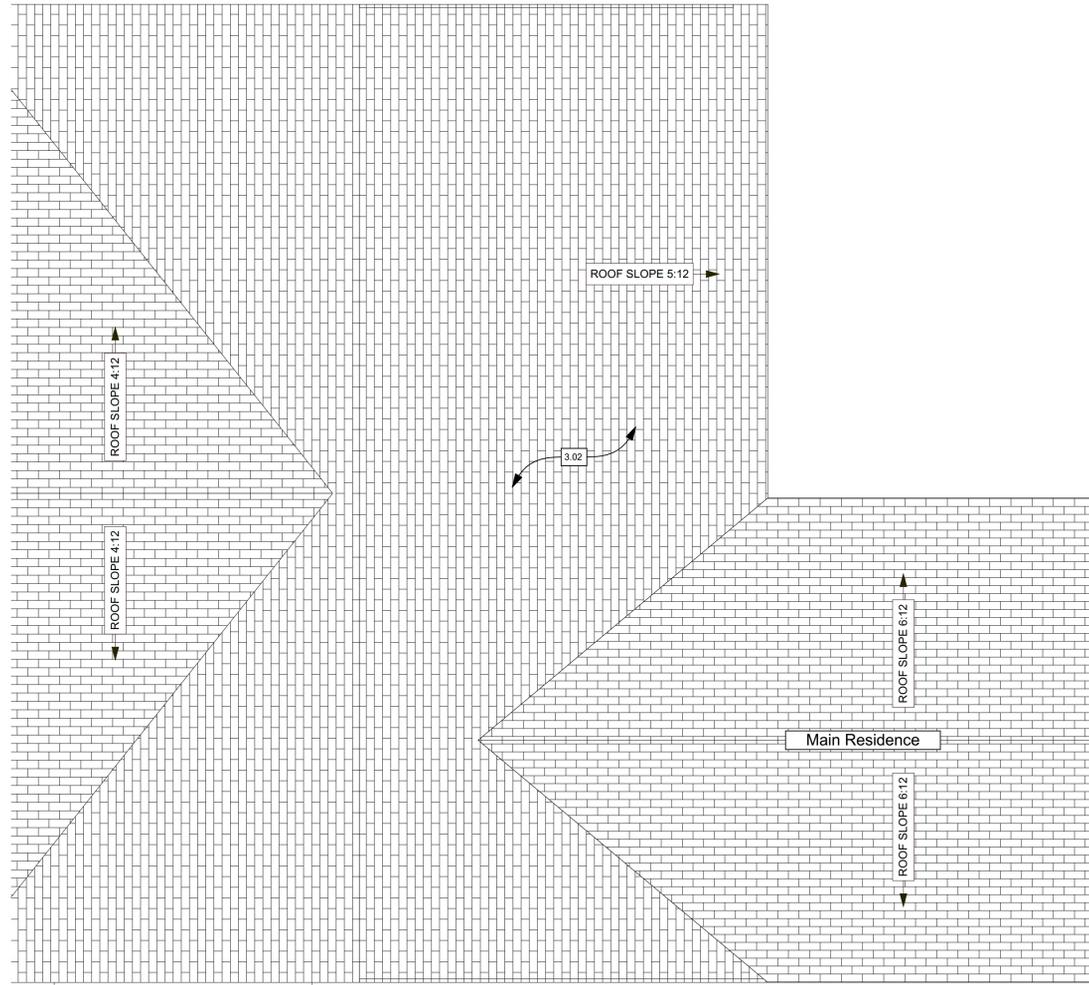
DSEA
ARCHITECTURE | PLANNING | 3D MODELING
145 S. Olive Street
Orange, CA 92866
714.639.3958
ARCHITECT'S FAX
#Contact E-mail

Proposed Floor Plan
529 South Grand Street
New Second Unit
529 S. Grand Street, Orange CA 92866

A-2

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Roof Plan Keynotes

- 3.01 Proposed class 'A' comp. asphalt shingles to match (E) main residence.
- 3.02 (E) Roofing to remain, protect in place.

1 Proposed Roof Plan
SCALE: 1/4" = 1'-0"

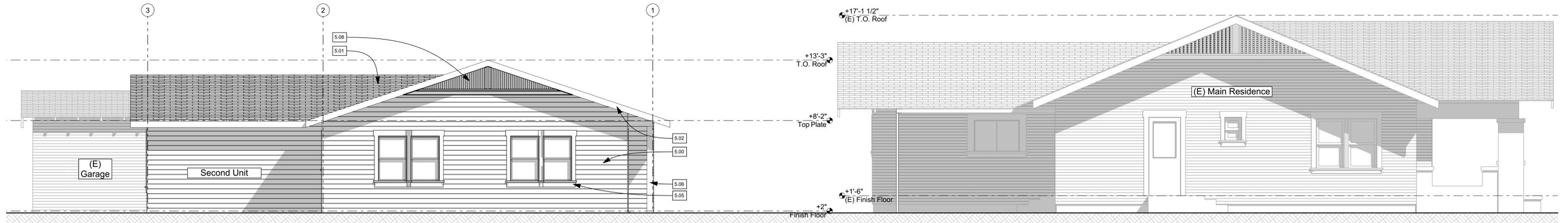


Proposed Roof Plan
529 South Grand Street
New Second Unit
529 S. Grand Street, Orange CA 92866

A-3

Exterior Elevation Keynotes

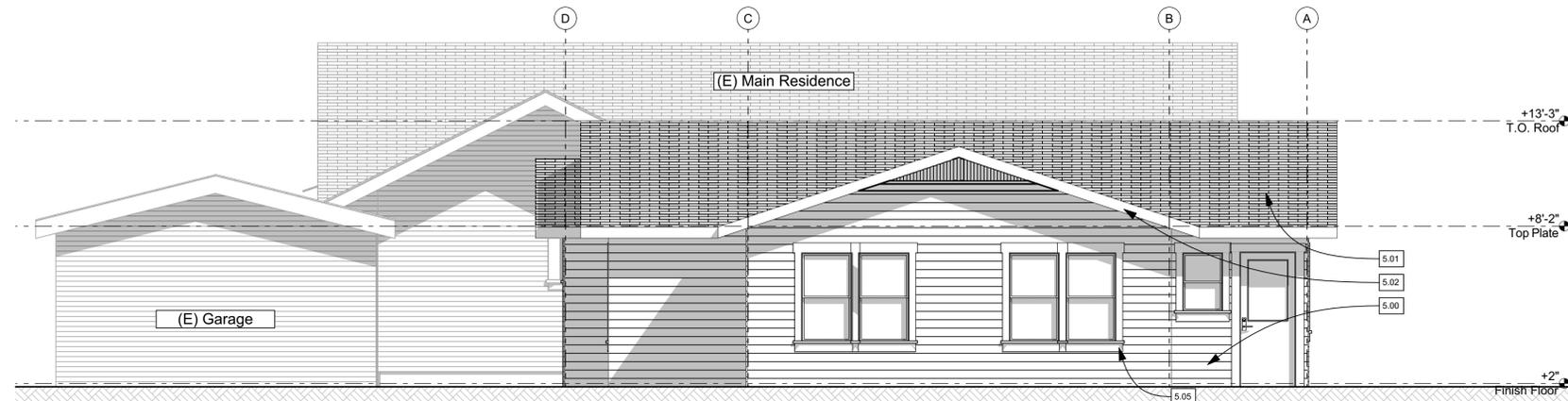
- 5.00 Fiber cement lapped plank siding w/ 5" exposure.
- 5.01 Proposed class 'A' comp. asphalt shingles to match (E) main residence.
- 5.02 2"x8" fascia board over roof eave and rake.
- 5.05 Wood trim around single hung window. Extend profiled head trim beyond jamb on both sides, typ.
- 5.06 6x wood column paint to match horizontal wood siding.
- 5.08 Gable roof vent. Equally spaced vertical 2x wood trim boards over bug screen similar to (E) main residence.



1 North Exterior Elevation

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

Note: Paint color to be determined by owner.



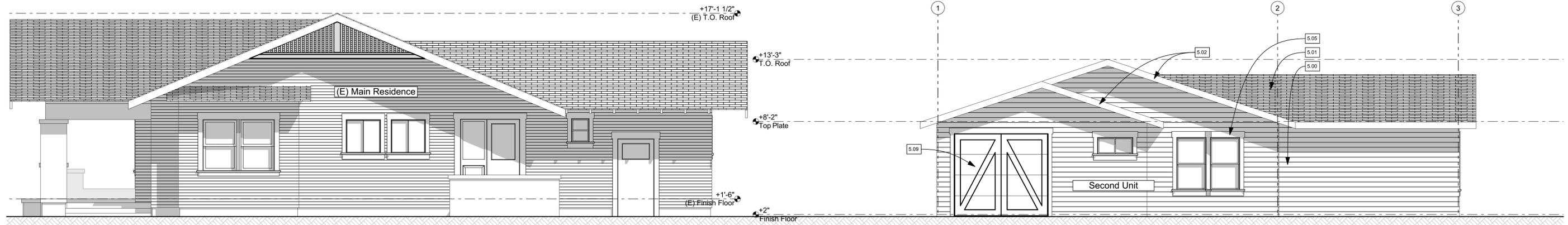
2 East Exterior Elevation

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

Note: Paint color to be determined by owner.

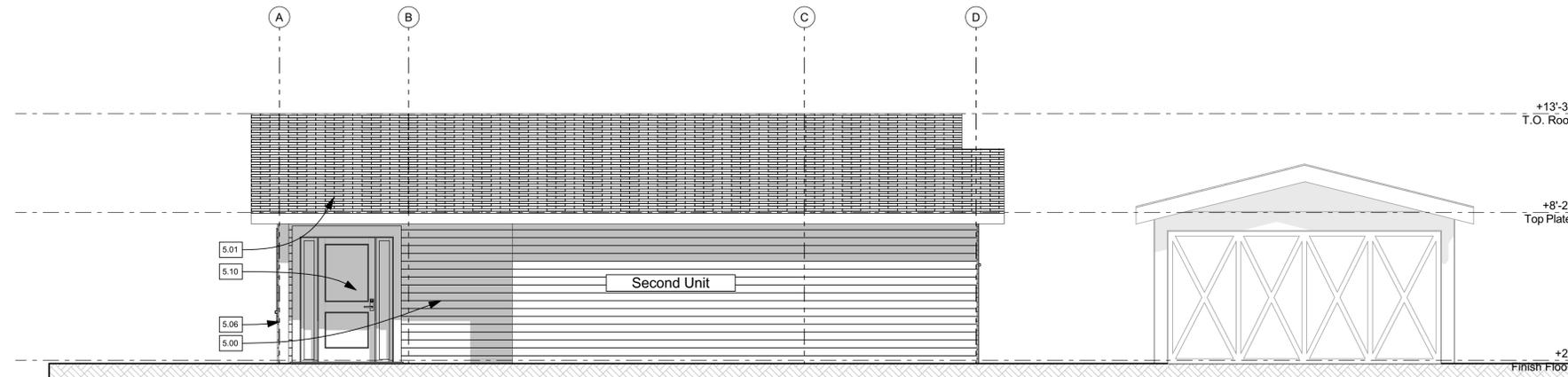
Exterior Elevation Keynotes

- 5.00 Fiber cement lapped plank siding w/ 5" exposure.
- 5.01 Proposed class 'A' comp. asphalt shingles to match (E) main residence.
- 5.02 2"x8" fascia board over roof eave and rake.
- 5.05 Wood trim around single hung window. Extend profiled head trim beyond jamb on both sides, typ.
- 5.06 6x wood column paint to match horizontal wood siding.
- 5.09 8'x7' Sectional roll up garage with carriage panel door.
- 5.10 3'x6'-9" Front door with 1'x6'-9" flanking sidelites.



1 South Exterior Elevation
SCALE: 1/4" = 1'-0"

Note: Paint color to be determined by owner.



2 West Exterior Elevation
SCALE: 1/4" = 1'-0"

Note: Paint color to be determined by owner.



3 West Exterior Elevation Including Main Residence
SCALE: 1/4" = 1'-0"

Proposed Exterior Elevations

529 South Grand Street

New Second Unit

529 S. Grand Street, Orange CA 92866

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1 View from Northwest Looking East

SCALE: 1:0.80



2 View from Southwest Looking Northeast

SCALE: 1:0.80



3 View from South Looking North

SCALE: 1:0.80



4 View from North Looking South

SCALE: 1:0.80



5 View from Northwest Looking Southeast

SCALE: 1:0.80



6 View from Northeast Looking Southwest

SCALE: 1:0.80



Northwest Street View



Main Residence Entry Street View



Main Residence Driveway Southwest View



Main Residence Driveway Southeast View



Southeast Garage View



Northwest Backyard View

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

Primary # 30-159937
 HRI # 039304
 Trinomial ORA
 NRHP Status Code 1D

Other Listings:

Review Code: _____

Reviewer: _____

Date: _____

Page 1 of 3

*Resource Name or #: _____
 (Assigned by Recorder)

GRAND_S_529__APN_390-103-25

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: 529 - S GRAND 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 - Wood siding

A single-story bungalow with clapboard siding and shallow-pitched, multi-gabled roof. The full width of the front façade is articulated by a large, front-facing gable with extends forward to form a full-width porch. The gable is supported by ornamental concrete piers on the outer edges and half piers with wood posts on top on the inner portion near the entry. Ornamental exposed beams characterize the eaves around the house.

*P3b. Resource Attributes: (HP2)--Single family property
 (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:

1916

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:

May, 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. Heritage Orange County, Inc. (1982) Orange Historic 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-159937
HRI # 039304
*NRHP Status Code 1D

Page 2 of 3

*Resource Name or #: GRAND_S_529__APN_390-103-25
(Assigned by Recorder)

B1. Historic Name: Carl and Bertha Jorn House

B2. Common Name:

B3. Original Use: RES B4. Present Use: RES

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1916 Historic Prehistoric Both

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Orange Contracting & Milling Co. (Architect/ Builder)

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Residence

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) 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: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities: Appears eligible both individually and as a district contributor.

The house was one of several featured in a circa 1920 promotional brochure put out by the Orange Contracting & Milling Company. The house was originally owned by Carl and Bertha Jorn. Mr. Jorn started an insurance business and was an agent for the Oliver Typewriter Company. He also had the distinction of building the Jorn Block in 1909 which is still located in the downtown Plaza District. Mr. Jorn, during his day, was one of the leading merchants and businessmen in Orange.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Orange Daily News."Beautiful Orange Homes" brochure (1920c, p.32) Orange Contracting & Milling Company.

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 # 30-159937
 HRI # 039304
 Trinomial ORA

Page 3 of 3

*Resource Name or #:
 (Assigned by Recorder)

GRAND_S_529__APN_390-103-25

Recorded by:

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

Date Recorded: May, 2005

Continuation Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR # of Buildings: 1

Planning Zone: R-2-6 # of Stories: 1

Lot Acre: 0.2687 # of Units: 1

Principal Building Sqft: 1561

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

e.

