



Agenda Item

Design Review Committee

Item #: 4.4.

12/17/2025

File #: 25-0697

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).

2. SUMMARY

The applicant proposes to install a new vehicular access gate on a commercial property located at 742 E. Main Street. This property is located outside of the historic district.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0031 and Minor Site Plan No. 25-0015.

4. BACKGROUND INFORMATION

Applicant/Owner: Joe Delpinho

Property Location: 742 E. Main Street

General Plan Designation: General Commercial Max 1.0 FAR (GC)

Zoning Classification: Limited Business (C1)

Existing Development: The subject property is currently under construction for a 3,381-square-foot contractor office building.

Associated Application: Minor Site Plan No 25-0021

Previous DRC Project Review: Design Review No. 5057

5. PROJECT DESCRIPTION

This project proposal is for a new 6-foot wrought iron vehicular gate for a contractor office building and yard. The project is being submitted for review to the Design Review Committee, in accordance with conditions set forth in a previous application. Specifically, those conditions prohibit the addition of a vehicular entry gate without prior approval from the Committee. This application is intended to fulfill that requirement.

6. EXISTING SITE

The site is currently under construction for a 3,381-square-foot contractors office building. The project was previously approved by the Design Review Committee in 2022 under the permit Design Review

No. 5057-21.

7. EXISTING AREA CONTEXT

The site is located in an area that is surrounded by industrial and building supply retailers and warehouses.

8. ANALYSIS OF THE PROJECT

The proposed vehicular gate has a complementary design with the building and complies with all zoning code regulations. The office building was previously approved by the Design Review Committee on July 7, 2022.

Project of this scale are not typically brought to the Design Review Committee. However, in accordance with conditions set forth in a previous application, the vehicular entry gate must be approved by the Design Review Committee.

Staff recommends approval.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 4, 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 includes the construction of a rolling gate which is an accessory structure to the primary building. 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. 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 proposed project is consistent with the existing design theme of the property and meets all zoning code regulations. There are no applicable design standards for this 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 December 17, 2025), 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. 25-0031 and Minor Site Plan No. 25-0015, 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 Project Plans
- Attachment 2 Vicinity Map
- Attachment 3 DRC 5057-21 Project Plans