

Hayden Beckman Planning Manager

Nathalie Adourian Sr. Assistant City Attorney

Schyler Moreno Administrative Assistant

### **AGENDA**

# Design Review Committee September 03, 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 Adrienne Gladson

#### 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 August 6, 2025.

#### **Recommended Action:**

Approve minutes as presented.

Attachments: Staff Report

August 6, 2025 Design Review Committee Meeting Minutes draft

3.2. A request to establish a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street (Design Review No. 25-0023).

#### **Recommended Action:**

Approval of Design Review No. 25-0023 by the Design Review Committee.

Attachments: Staff Report

Attachment 1 Vicinity Map

Attachment 2 Master Sign Program

#### 4. NEW BUSINESS

4.1. A request to install a new blade sign on a building located in the Old Towne Orange Historic District located at 394 W. Chapman Avenue (Design Review No. 25-0008).

#### **Recommended Action:**

Approval of Design Review No. 25-0008 with staff recommended conditions by the

Design Review Committee.

Attachments: Staff Report

Attachment 1 Vicinity Map
Attachment 2 DPR Form
Attachment 3 Project Plans
Attachment 4 Site Photo

4.2. A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017).

#### **Recommended Action:**

Approval of Design Review No. 25-0017 by the Design Review Committee.

Attachments: Staff Report

Attachment 1 - Vicinity Map

Attachment 2 - DPR Form

Attachment 3 - Project Plans

Attachment 4 - Historic Resources Assessment

#### 5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, September 17, 2024 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: August 28, 2025



### Agenda Item

#### **Design Review Committee**

**Item #:** 3.1. 9/3/2025 **File #:** 25-0513

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 August 6, 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

August 6, 2025 Regular Meeting minutes



### Agenda Item

#### **Design Review Committee**

**Item #:** 3.1. 9/3/2025 **File #:** 25-0513

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 August 6, 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

August 6, 2025 Regular Meeting minutes

#### **MINUTES - DRAFT**

#### **City of Orange**

#### **Design Review Committee**

August 06, 2025

The Design Review Committee of the City of Orange, California convened on August 6, 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 5:31 p.m.

#### 1.1 PLEDGE OF ALLEGIANCE

Chair Skorpanich led the flag salute.

#### 1.2 ROLL CALL

Present: McDermott, Grosse, Gladson, and Skorpanich

Absent: Farfan, Ledesma, and Lopez

#### 2. PUBLIC COMMENTS

#### Public Speakers:

The following spoke about a project on Grovewood Lane:

Laura Sandoval and David Sandoval.

#### 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.

ACTION: Approved minutes as presented.

#### **Approval of the Consent Calendar**

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

Aves: McDermott, Grosse, Gladson, and Skorpanich

Noes: None

**Absent:** Farfan, Ledesma, and Lopez

#### 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).

#### Public Speakers:

The following spoke on behalf of the project:

Richard Suno, Applicant and Scott Suno, Applicant.

A motion was made by Committee Member Grosse, seconded by Committee Member McDermott, to approve Design Review No. 5145 with the following condition:

The applicant has the option to deviate from the proposed materials for the exterior siding and use smooth Hardie board siding on the proposed addition as well as propose a solid wood door at the rear of the property.

The motion carried by the following vote:

Ayes: McDermott, Grosse, Gladson, and Skorpanich

Noes: None

Absent: Farfan, Ledesma, and Lopez

#### 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).

#### Public Speakers:

The following spoke on behalf of the project:

Harold Zapata, Applicant.

A motion was made by Chair Skorpanich, seconded by Committee Member McDermott, to approve Design Review No. 25-0022.

The motion carried by the following vote:

Ayes: McDermott, Grosse, and Skorpanich

Noes: Gladson

Absent: Farfan, Ledesma, and Lopez

#### 6. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:17p.m.

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



### Agenda Item

#### **Design Review Committee**

**Item #:** 3.2. 9/3/2025 **File #:** 25-0457

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

#### 1. SUBJECT

A request to establish a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street (Design Review No. 25-0023).

#### 2. SUMMARY

The applicant proposes establishing a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street. There is currently no master sign program for this multitenant property. This property is not within any historic district.

#### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0023 by the Design Review Committee.

#### 4. BACKGROUND INFORMATION

Applicant: Sunset Signs and Printing Inc.

Owner: Guthrie Batavia Business Center Owners Association

Property Location: 1570-1594 N. Batavia Street

General Plan Designation: Industrial Max 0.75 FAR (I)

Zoning Classification: Industrial Manufacturing (M2)

Existing Development: Industrial Business Park

Associated Application: None

Previous DRC Project Review: None

#### 5. PROJECT DESCRIPTION

This project is to establish a master sign program for an industrial business park to create a consistent design criteria for all future signs proposed on the property.

#### 6. EXISTING SITE

The site is developed as an industrial business park with office and warehouse buildings. There are several individual buildings that have address assignments from the range of 1570-1594.

#### 7. EXISTING AREA CONTEXT

The site is located along North Batavia Street. Adjacent properties consist of similar industrial business centers and industrial properties.

#### 8. ANALYSIS OF THE PROJECT

The request is to establish a unified design for signage through a master sign program for a multitenant industrial property. The proposed program provides a consistent design theme for the entire property which also complies with the Orange Municipal Code for sign regulations.

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 August 21, 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 15301 (Class 1 - Existing Facilities) because the project consists of adding new signage to an existing commercial property. 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 (OMC 17.10.07.G.3).

The proposed master sign program upholds community aesthetics as it provides a consistent and integrated design theme for future signage throughout the entire commercial property. There are no specific design requirements or specific design standards applicable to this project.

#### 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 September 3, 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. 25-0023, 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. All future signage shall comply with the approved master sign program and acquire the appropriate permits for construction and address assignment.

#### 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Master Sign Program



### Agenda Item

#### **Design Review Committee**

Item #: 3.2. 9/3/2025 File #: 25-0457

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

#### 1. SUBJECT

A request to establish a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street (Design Review No. 25-0023).

#### 2. SUMMARY

The applicant proposes establishing a new master sign program for an industrial business center located at 1570-1594 N. Batavia Street. There is currently no master sign program for this multitenant property. This property is not within any historic district.

#### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0023 by the Design Review Committee.

#### 4. BACKGROUND INFORMATION

Applicant: Sunset Signs and Printing Inc.

Owner: Guthrie Batavia Business Center Owners Association

Property Location: 1570-1594 N. Batavia Street

General Plan Designation: Industrial Max 0.75 FAR (I)

Zoning Classification: Industrial Manufacturing (M2)

Existing Development: Industrial Business Park

Associated Application: None

Previous DRC Project Review: None

#### 5. PROJECT DESCRIPTION

This project is to establish a master sign program for an industrial business park to create a consistent design criteria for all future signs proposed on the property.

#### 6. EXISTING SITE

The site is developed as an industrial business park with office and warehouse buildings. There are several individual buildings that have address assignments from the range of 1570-1594.

#### 7. EXISTING AREA CONTEXT

The site is located along North Batavia Street. Adjacent properties consist of similar industrial business centers and industrial properties.

#### 8. ANALYSIS OF THE PROJECT

The request is to establish a unified design for signage through a master sign program for a multitenant industrial property. The proposed program provides a consistent design theme for the entire property which also complies with the Orange Municipal Code for sign regulations.

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 August 21, 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 15301 (Class 1 - Existing Facilities) because the project consists of adding new signage to an existing commercial property. 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 (OMC 17.10.07.G.3).

The proposed master sign program upholds community aesthetics as it provides a consistent and integrated design theme for future signage throughout the entire commercial property. There are no specific design requirements or specific design standards applicable to this project.

#### 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 September 3, 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. 25-0023, 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. All future signage shall comply with the approved master sign program and acquire the appropriate permits for construction and address assignment.

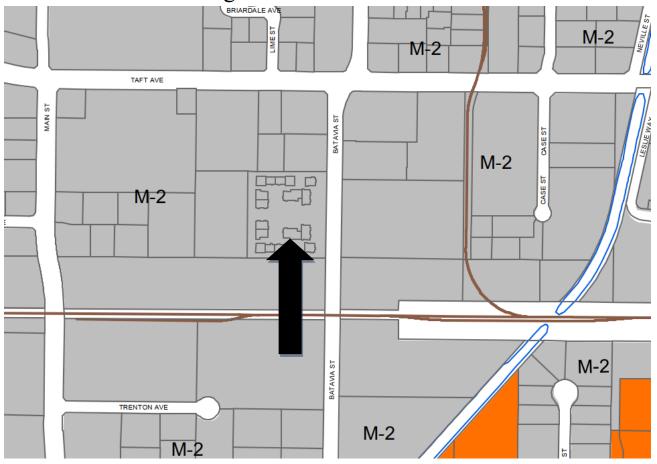
#### 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Master Sign Program

### Vicinity Map

### 1570-1594 N. Batavia Street

Design Review No. 25-0023





CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

## SIGN PROGRAM



## BATAVIA BUSINESS CENTER

1570-1594 N. BATAVIA ST. ORANGE, CA 92865

7.11.2025



### BATAVIA BUSINESS CENTER SIGN PROGRAM

#### **TABLE OF CONTENTS**

	COVER PAGE	
	TABLE OF CONTENTS & CONTACT INFORMATION	Page 01
	SITE PLAN	Page 02
1.1	OBJECTIVE	Page 03
1.2	DESIGN INTENT	Page 03
1.3	IMPORTANT GENERAL INFORMATION	Page 03
1.4	SUBMITTAL & APPROVALS	Page 03-04
1.5	TENANT'S RESPONSIBILITY	Page 04
2.1	PROHIBITED SIGNS	Page 05
2.2	TEMPORARY SIGNS & OTHER ITEMS	Page 05
3.0	IDENTIFICATION MONUMENT SIGN	Page 06
4.0	TENANT WALL SIGNS	Page 07
5.0	BUILDING ADDRESS DOOR VINYL	Page 08
6.1	BUILDING 1570 ELEVATIONS	Page 09
6.2	BUILDING 1572 ELEVATIONS	Page 10
6.3	BUILDING 1574 ELEVATIONS	Page 11
6.4	BUILDING 1576 ELEVATIONS	Page 12
6.5	BUILDING 1588 ELEVATIONS	Page 13
6.6	BUILDING 1590 ELEVATIONS	Page 14
6.7	BUILDING 1592 ELEVATIONS	Page 15
6.8	BUILDING 1594 ELEVATIONS	Page 16

#### **CONTACT INFORMATION**

For any questions or clarifications regarding to the Sign Program, please contact Owners Association and/or his/her associate(s)

#### **PROPERTY OWNER**

## GUTHRIE DEVELOPMENT / GUTHRIE BATAVIA BUSINESS CENTER OWNERS ASSOCIATION

36 EXECUTIVE PARK, SUITE 250
IRVINE, CA 92614
(949) 954-1900
propertymanagement@guthriedevelopment.com

For City's Permit Inquiry, please contact:

### **CITY OF ORANGE, CALIFORNIA**

300 E. CHAPMAN AVE. ORANGE, CA 92866 (714) 744-2225 www.cityoforange.org

#### **BUILDING & SAFETY OF ORANGE**

www.cityoforange.org/business/building-and-safety-services (714) 744-7200

#### **PLANNING DIVISION OF ORANGE**

www.cityoforange.org/business/planning-division (714) 744-7220

#### **SIGN CONSULTANT / APPLICANT**



## PROJECT SITE MAP

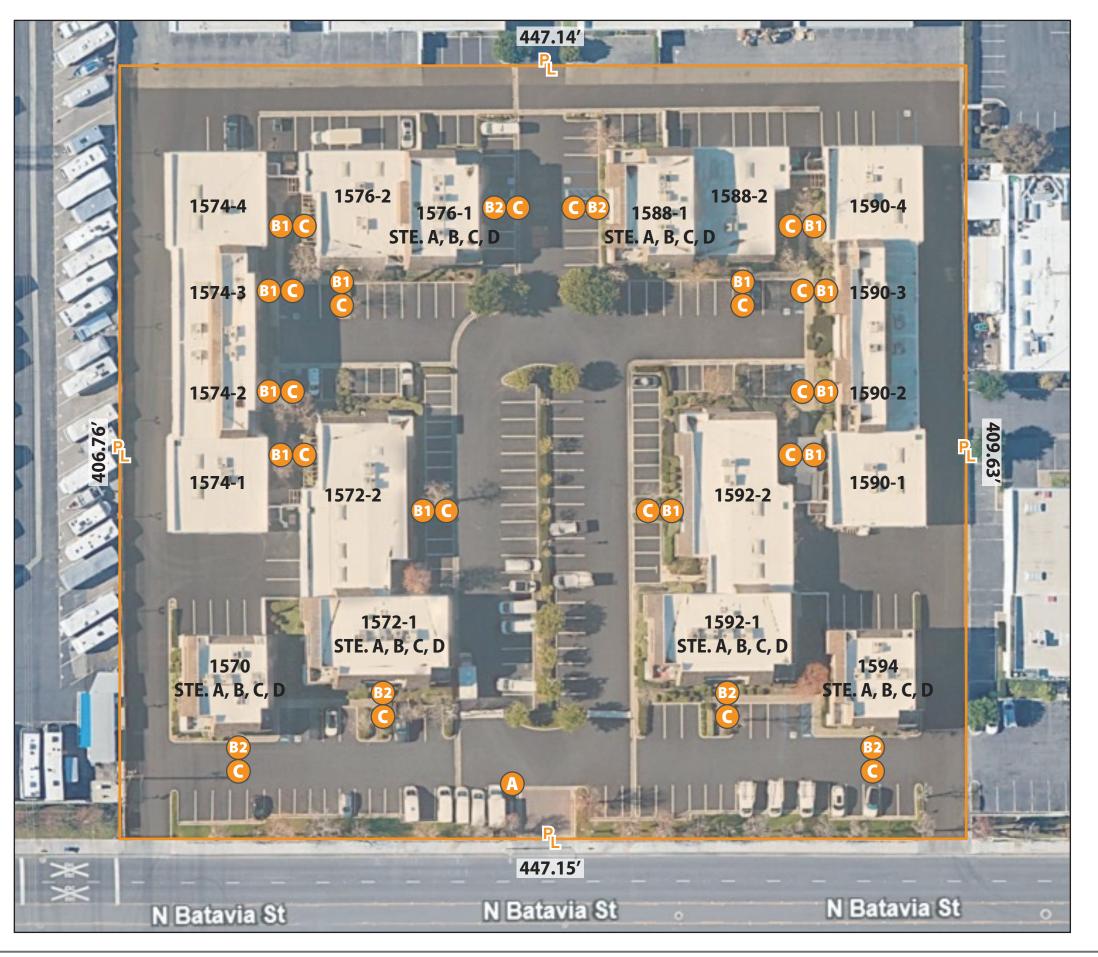
### **BATAVIA BUSINESS CENTER**

1570-1594 N. BATAVIA ST. ORANGE, CA 92865

### VICINITY MAP



SCALE: 1/2" = 25'



### GENERAL INFORMATION

#### 1.1 OBJECTIVE

The purpose of this sign program is to provide minimum standards to safeguard life, health, property and public welfare in keeping with the character of the city by regulating and controlling the size, height, structural design, quality of materials, construction, location, electrification and maintenance of all sign structures.

#### 1.2 DESIGN INTENT

The guidelines of this program are designed to complement architectural elements of the existing building and coordinate the type, placement, and physical dimensions of signs within the *Batavia Business Center* thereby appearing as an integral part of the center.

#### 1.3 IMPORTANT GENERAL INFORMATION

- **A.** Due to the limited space and to preserve the *Batavia Business Center* aesthetics, design, and compatibility with the *City of Orange's* municipal code, building sign placements are limited to Space Owners. In other words, Signage for any Space Owner is at Association's discretion based on Lease negotiation.
- **B.** The Association and/or his/her associate(s) shall administer the Sign Program for Selected Space Owners as it pertains Selected Space Owner Signs.
- **C.** New Selected Space Owner and/or Selected Lease is provided with a copy of the Sign Program as an Addendum to the Space Owner's Lease. Any non-conforming or unapproved sign installed by Space Owner shall be removed at the Space Owner's expense, which includes any fee or penalties assessed by any regulatory authorities.
- **D.** Compliance with the Sign Program does not equate to approval from the *City of Orange*. Space Owner is solely responsible for obtaining any and all required approvals and permits from the *City of Orange* prior to the installation of any signs. Any exception to the Sign Program shall be subject to Association review and approval.
- **E.** Installation of signs will be subject to inspections by the Association and/or his/her associate(s). Any necessary corrective actions performed by the Association or by his/her associate(s) shall be at Space Owner's sole expense.
- **F.** When the Lease is finished and the Space Owner wants to move out, the Space Owner has to hire a professional certified licensed sign company to remove Space Owner's own existing signage from the building and put back, cover all electrical wires safely and in the corrected way as needed. And the existing

sign area surface needs to be patched up and re-painted clean and neat as same as the original condition. All works have to be done within seven (7) days from the ended lease date and shall be at Space Owner's sole expense. All completed works have to be sent to the Association and/or his/her associate(s) via email for reviewing the final approval.

#### 1.4 SUBMITTAL & APPROVALS

- **A.** All Space Owner signs must be approved in writing by the Association and/or his/her associate(s) prior to permitting from the *City of Orange*. Space Owner signs must be approved by the Association and/or his/her associate(s) prior to fabrication, and installation. Sign design must adhere to this sign program.
- **B.** Sign proposed, installation, inspection and/or anything related to the building sign has to be done in the correct way by a professional certified licensed sign company and has to meet all requirement and municipal code of the *City of Orange*.
- **C.** Review and approval of the tenant sign proposals shall be performed in accordance with these requirements.
  - (C.1) Three (3) completed full sets of the proposed sign design plan with the following informations must be submitted to the Association and/or his/her associate(s) for each proposed sign:
    - Name, address, and phone number of the applicant, property owner, and agent.
    - Name and address of the use for which the sign is intended, and parcel number of land on which it is to be placed.
    - A scale drawing illustrating the sign(s); if lighted, the method of illumination, and height of sign.
    - A scale drawing illustrating parcel development (existing structures, parking, and street improvements), and location of proposed sign(s).
    - If the sign is a wall sign, a scale drawing illustrating the elevation of the building facade. The drawing shall show the proposed sign(s) and existing sign(s).
  - (C.2) All Space Owner proposed sign design plan submittal shall be reviewed by the Association and/or his/her associate(s) for conformance with the sign program after receipt of Space Owner's proposed sign design plan. Association shall either approve the submittal contingent upon any required modifications of disapprove Space Owner's proposed sign design plan submittal, which approval or disapproval shall remain at the sole right and discretion of the Association prior to permit application for sign fabrication.

### **GENERAL** INFORMATION

The Association and/or his/her associate(s) reserves the right to designate a sign contractor(s) who is well qualified in the techniques and processes required to implement the intent of the concept design. Only an approved sign contractor shall be allowed.

Submittal shall be submitted via email to the Association at the following information:

### GUTHRIE DEVELOPMENT / GUTHRIE BATAVIA BUSINESS CENTER OWNERS ASSOCIATION

(949) 954-1900

propertymanagement@guthriedevelopment.com

Three (3) completed full sets of the proposed sign design plan must be approved and stamped by the Association prior to city permit application.

Space Owner or his/her professional certified licensed sign contractor(s) must submit to the *City of Orange*, and will be fully responsible for all applicable applications, permit fees, final inspections for the *City of Orange*.

Space Owner or his/her professional certified licensed sign contractor(s) will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

- A stamped set of final drawings reflecting the Association's and City's approval shall be on file in the Association's office.
- All professional certified licensed sign contractor(s) must be fully insured as Association's request, and approved by the Space Owner prior to installation.

  Association and/or his/her associate(s) must receive the sign contractor's Certificate of Insurance (COI).
- The Association and/or his/her associate(s) must be notified 72 business hours in advance prior to sign installation.

Space Owner's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Association and/or his/her associate(s) may order sign fabrication and installation on Space Owner's behalf and at the Space Owner's expense.

The Association and/or his/her associate(s) may, at his/her sole discretion and at the Space Owner's expense, correct, replace, or remove any sign that is installed without written approval and/or is deemed unacceptable pertaining to this sign criteria.

If the Space Owner chooses to change his/her exterior sign at anytime during the term of his/her lease, then the Space Owner must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign criteria for *Batavia Business Center* after the execution of his/her lease agreement. The applicant must also submit and obtain building permit approval from the *City of Orange* to permit the proposed modifications/changes to an existing sign.

**H.** Space Owner shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Association, City, U.L and the Uniform Electrical Code.

#### 1.5 TENANT'S RESPONSIBILITY

Space Owner shall be fully responsible for the following expenses relating to signage for his/her store:

- Design consultant fee (if applicable)
- 100% of permit processing cost and applications from the City.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.
- Maintain and keep the sign conditions good and clean.

BATAVIA BUSINESS CENTER SIGN PROGRAM | 1570-1594 N. BATAVIA ST. | 7.11.2025

### GENERAL INFORMATION

#### 2.1 PROHIBITED SIGNS

- **A.** Signs which are illuminated, including any that incorporate flashing, moving or intermittent lighting; or signs which are in any manner animated or include any noisemaking attachments. This does not include public service signs, such as time/temperature units, barber poles or rotating signs conforming to subsection (H) of this section.
- **B.** Signs which by color, wording, design, location or illumination resemble or conflict with any traffic control device or with safe and efficient flow of traffic.
- **C.** Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited.
- **D.** Any signage displayed on windows or within window area aside from required ADA or code signage.
- **E.** Any structural supports or members of a roof sign shall not be visible to public view.
- **F.** Banners, streamers, pendants, balloons, pennants, whirligigs, posters, ribbons, strings of light bulbs, spinners or other similar devices. These devices when not part of any sign are similarly prohibited, e.g., holidays, grand openings and special events.
- **G.** Any "rotating sign", as defined herein, where the rotation exceeds eight (8) revolutions per minute.
- **H.** Signs which are attached to utility poles, trees, fences or other signs, rocks or natural features
- **I.** Off site or billboard signs except as authorized by the *City of Orange*.
- **J.** On site business related signs that advertise an activity, product or service no longer conducted or available at the site on which the signs are located.
- **K.** Any sign displayed on or over public property, unless approved by the *City of Orange*.

#### 2.2 TEMPORARY SIGNS & OTHER ITEMS

- **A.** Political Signs: Political signs may be posted on private property in front of business, with property owner permission, preceding an election. The maximum size of each sign shall not exceed thirty two (32) square feet. Political Signs must also comply with *Orange Municipal Code Section 17.36.170 Noncommercial and Campaign Sign Regulations*. No deposit shall be required to ensure the proper removal of such signs.
- **B.** Grand Opening And Special Event Signs: A special permit may be issued by the Community Development Department or their designee for banners, streamers, flags, or other prohibited signs, as defined herein, and temporary or portable signs such as A-frame signs, as defined herein, for special events or sales, such as new car models, clearance sales, outdoor fairs and sales, grand openings and events of a similar nature. All such signage shall be located on site at the business location and shall not intrude into setback "vision triangles" or be located on public sidewalks.

**BATAVIA BUSINESS CENTER** SIGN PROGRAM | 1570-1594 N. BATAVIA ST. | 7.11.2025 **05** OF **16** 

## IDENTIFICATION MONUMENT SIGN

#### 3.0 SIGN A - ALLOWED SIGN TYPES

ONE (1) DOUBLE-SIDED IDENTIFICATION MONUMENT SIGN DISPLAYING PROPERTY NAME.

- **OVERALL SIZE:** 3' - 5" HEIGHT x 17' - 0" LENGTH x 17" DEPTH

- COPY: PROPERTY NAME

- ILLUMINATION: NO

- COLOR PALETTE: Gray
Background

- MATERIALS: EXISTING CONCRETE MONUMENT SIGN UPDATED TO NEW NAME & BRANDING



#### **EXISTING CONDITIONS**







**BATAVIA BUSINESS CENTER** SIGN PROGRAM | 1570-1594 N. BATAVIA ST. | 7.11.2025

### TENANT WALL SIGNS

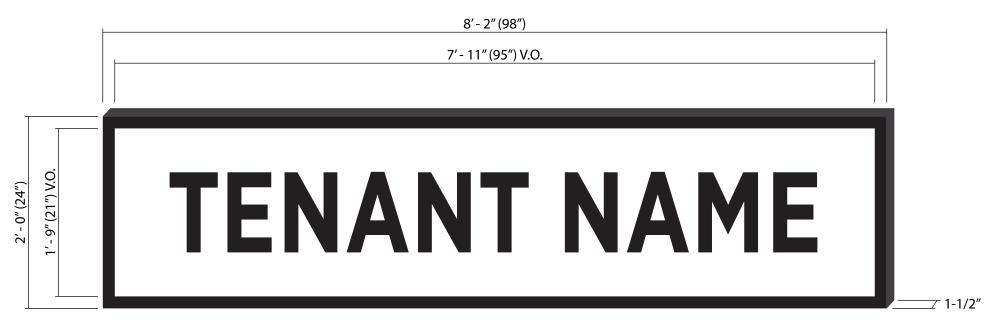
#### 4.0 SIGN B - ALLOWED SIGN TYPES

ONE (1) SINGLE SIDED PANEL WALL SIGN PER BUILDING ENTRY TO DISPLAY TENANT NAME(S).

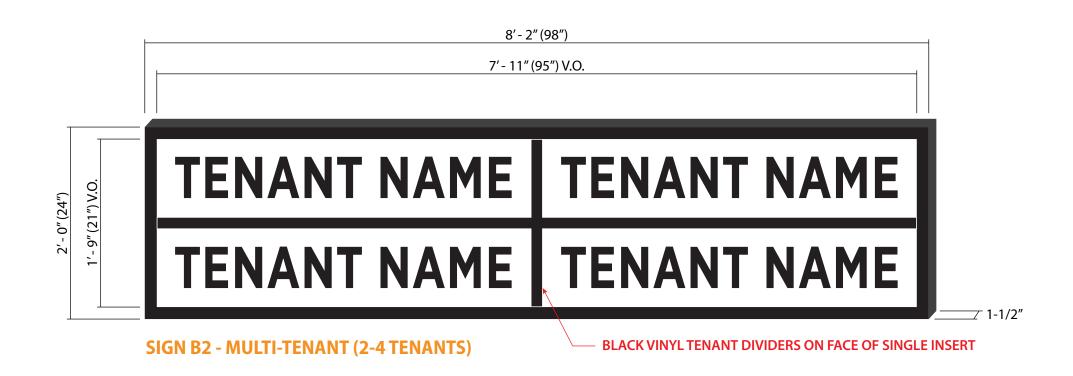
- OVERALL SIZE: 2' 0" HEIGHT x 8' 2" LENGTH x 1-1/2" DEPTH
- COPY: TENANT NAME / LOGO (ANY COLORS)
- LETTER/LOGO HEIGHT: SINGLE TENANT NOT TO EXCEED 14"TALL

  MULTI-TENANT TO FIT IN ALLOCATED SPACE

  (PANEL SPLIT FOR 2-4 TENANTS)
- ILLUMINATION: NO
- TYPE FACE: ANY TENANT TYPEFACE / LOGO
- COLOR PALETTE: Matthews Paint Black MP-LVS923
- MATERIALS: ALUMINUM FABRICATED CABINET SIGN
  1-1/2" ALUMINUM RETAINERS PAINTED (1) COLOR
  LEXAN INSERTS WITH OPAQUE VINYL ON FACE



**SIGN B1 - SINGLE TENANT** 



**BATAVIA BUSINESS CENTER** SIGN PROGRAM | 1570-1594 N. BATAVIA ST. | 7.11.2025

## BUILDING ADDRESS DOOR VINYL

#### **5.0 SIGN C - ALLOWED SIGN TYPES**

ONE (1) PER BUILDING MAIN ENTRY CUT WHITE VINYL DECAL TO DISPLAY BUILDING ADDRESS ABOVE DOOR.

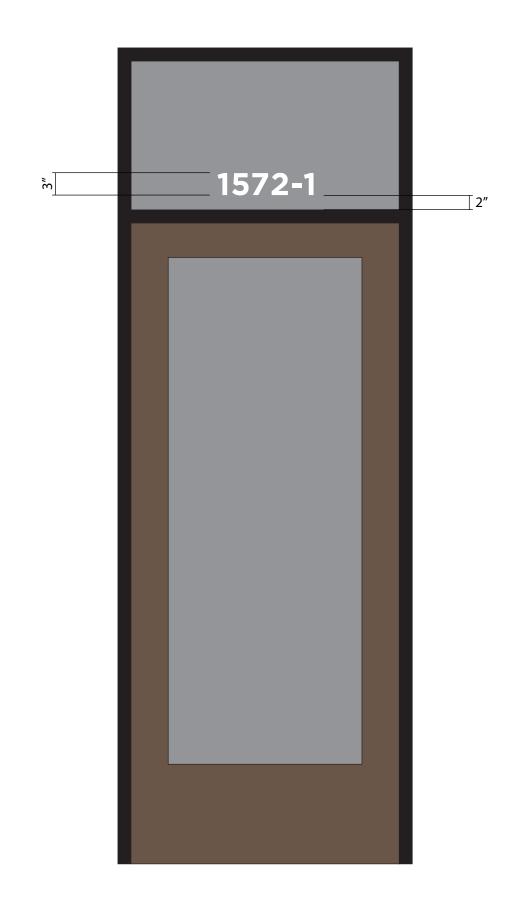
- COPY: BUILDING ADDRESS

- LETTER HEIGHT: 3"

- ILLUMINATION: NO

- TYPE FACE: GOTHAM BOLD

- MATERIALS: CUT WHITE VINYL



## BUILDING 1570 ELEVATIONS

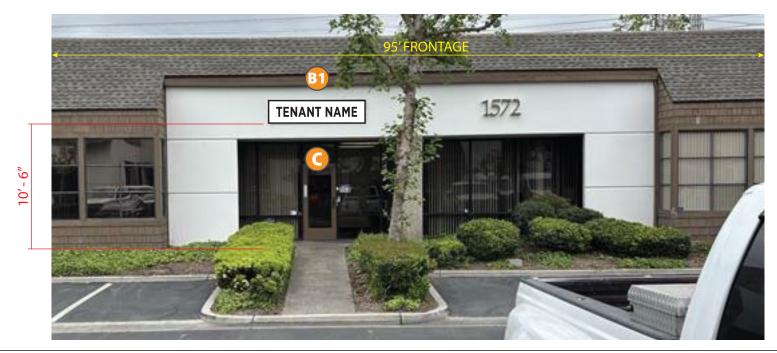
#### **6.1 ALL SIGN ELEVATIONS**



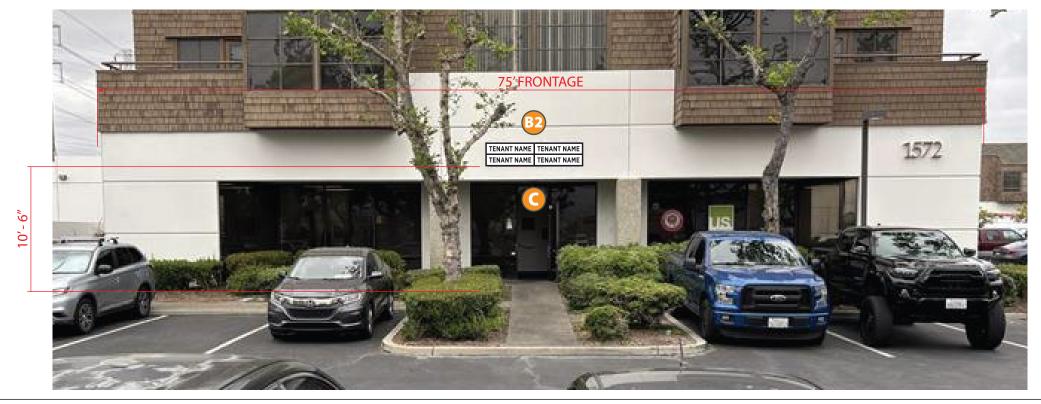
EAST FACING ELEVATION SCALE: 1/2" = 4'

## BUILDING 1572 ELEVATIONS

**6.2 ALL SIGN ELEVATIONS** 



NORTH FACING ELEVATION SCALE: 1/2" = 4'

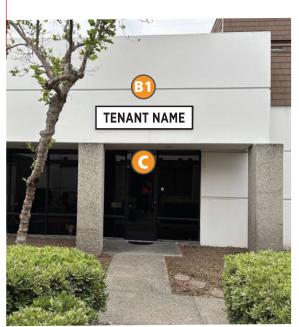


EAST FACING ELEVATION
SCALE: 1/2" = 4'

## BUILDING 1574 ELEVATIONS

**6.3 ALL SIGN ELEVATIONS** 





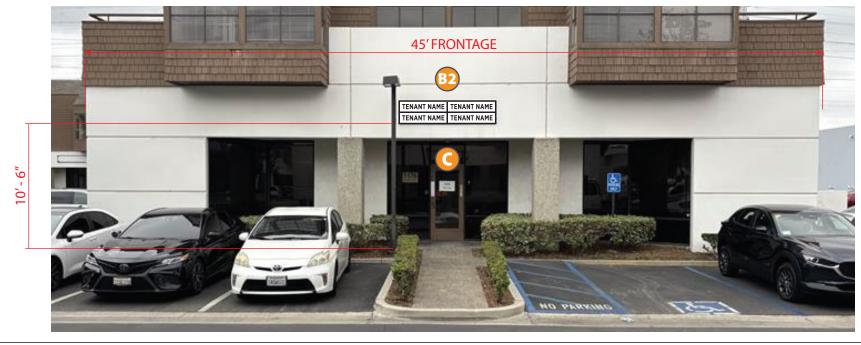




NORTH FACING ELEVATION SCALE: 1/2" = 4'

## BUILDING 1576 ELEVATIONS

**6.4 ALL SIGN ELEVATIONS** 



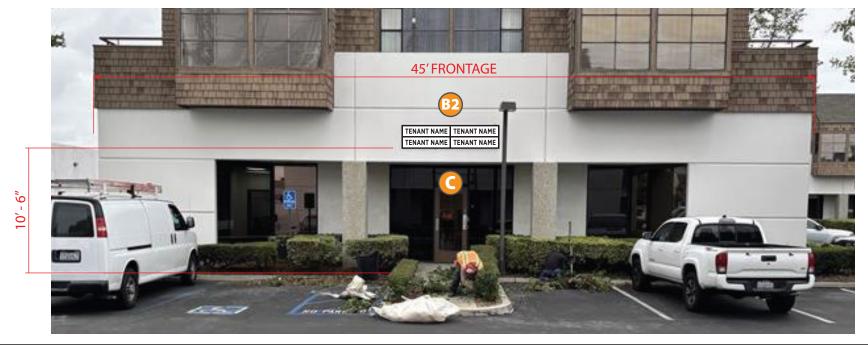
NORTH FACING ELEVATION SCALE: 1/2" = 4'



EAST FACING ELEVATION SCALE: 1/2" = 4'

## BUILDING 1588 ELEVATIONS

**6.5 ALL SIGN ELEVATIONS** 



SOUTH FACING ELEVATION
SCALE: 1/2" = 4'

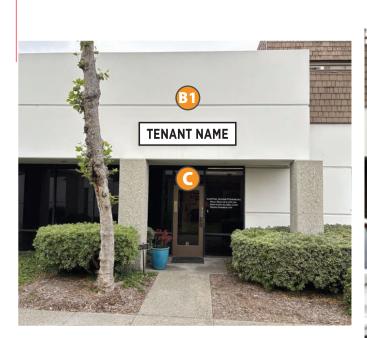


EAST FACING ELEVATION SCALE: 1/2" = 4'

## BUILDING 1590 ELEVATIONS

**6.6 ALL SIGN ELEVATIONS** 

#### 200' FRONTAGE



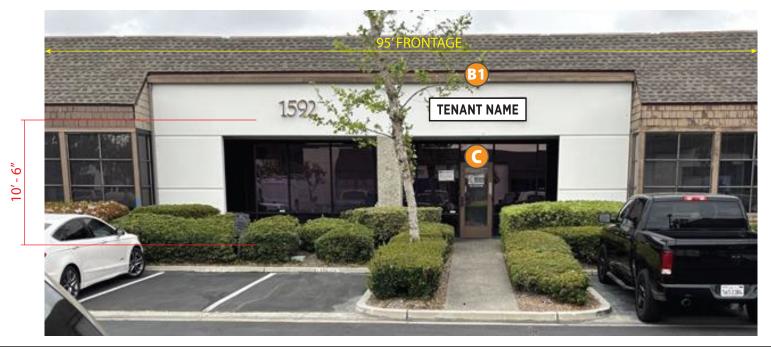




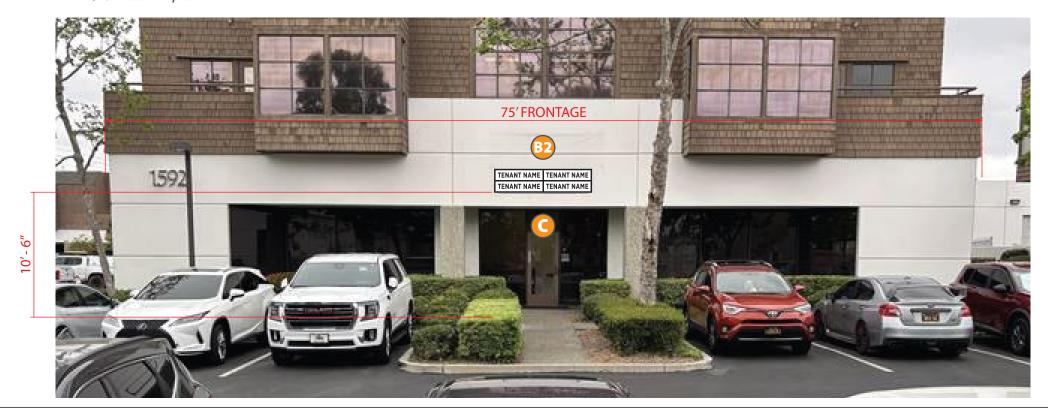
SCALE: 1/2" = 4'

## BUILDING 1592 ELEVATIONS

**6.7 ALL SIGN ELEVATIONS** 



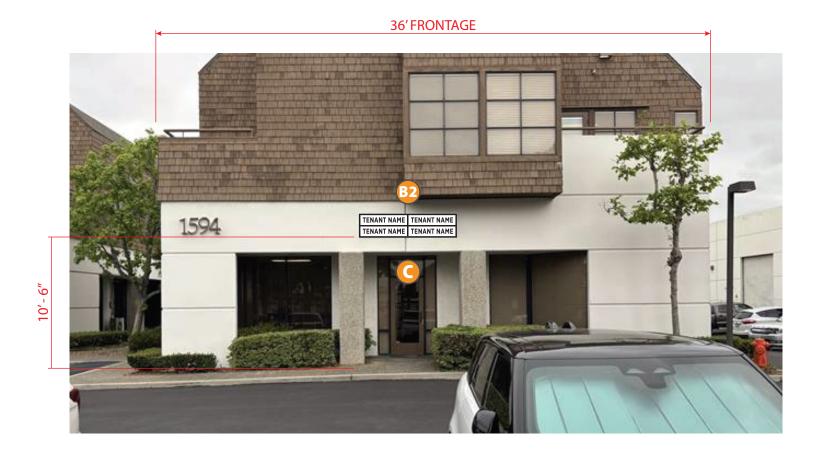
SOUTH FACING ELEVATION
SCALE: 1/2" = 4'



EAST FACING ELEVATION SCALE: 1/2" = 4'

## BUILDING 1594 ELEVATIONS

**6.8 ALL SIGN ELEVATIONS** 



EAST FACING ELEVATION SCALE: 1/2" = 4'



### Agenda Item

#### **Design Review Committee**

**Item #:** 4.1. 9/3/2025 **File #:** 25-0507

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 blade sign on a building located in the Old Towne Orange Historic District located at 394 W. Chapman Avenue (Design Review No. 25-0008).

#### 2. SUMMARY

The applicant proposes to install an illuminated blade sign for an existing barber shop at 394 W. Chapman Avenue. The subject property is not a contributor to the Old Towne Historic District. The proposed blade sign has already been installed on the property without permits, and the applicant is seeking retroactive approval.

#### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0008 with staff recommended conditions by the Design Review Committee.

#### 4. BACKGROUND INFORMATION

Applicant: Jeff Henson

Owner: Ricci Realty

Property Location: 394 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 24 (OTMIX24)

Zoning Classification: Old Towne Mixed Use 24; Santa Fe Depot Plan Area (OTMU-24 (SP))

Existing Development: Contemporary post-war development commercial building

Associated Application: None

Previous DRC Project Review: None

#### 5. PROJECT DESCRIPTION

This project includes:

 Installation of an aluminum blade sign with an LED neon border, wood finished lettering, and interior halo-lit illumination on the north elevation of the building. The sign dimensions are: 2 feet tall, 4 feet-2 inches wide, and a total size of 8.3 square feet. The base of the proposed sign measures 9 feet from grade, as measured from the curb/sidewalk.

#### 6. EXISTING SITE

The site is currently developed with a one-story commercial building constructed circa 1955. The building has a flat roof with roof tile eaves and a cement board siding. The barber shop tenant shares this building with a pizza parlor denoted with a separte address, 396 W. Chapman Avenue.

#### 7. EXISTING AREA CONTEXT

The building is located at the southeast corner of the intersection at West Chapman Avenue and North Cypress Street. The property is a block away from the Old Towne Plaza District and the surrounding zoning is Old Towne Mixed Use - 15 (SP) and 24 (SP). The property is also within the Santa Fe Depot Specific Plan area, which encourages more pedestrian-oriented signage along the primary and secondary pedestrian pathways such as Chapman Avenue.

#### 8. ANALYSIS OF THE PROJECT

#### Item 1 - Internal Illumination:

The existing blade sign currently contains LED modules within the primary cabinet box. The Historic Preservation Design Standards (HPDS) for Old Towne prohibits internally illuminated signs; however, it does allow halo-lit channel letters. The applicant proposes a cut through panel between the LED modules and the lettering to create a halo effect that resembles halo-lit channel letters. See Attachment 3 Project Plans for day/night renderings.

#### Item 2 - LED Neon Strips

The proposed plans show 6mm neon strips which are composed of an LED light strip enveloped in a red plastic/rubber material to reflect a faux neon appearance. The Historic Preservation Design Standards state that exposed neon is encouraged for blade signs and faux neon would not be an appropriate alternative. Therefore, staff recommends approval with a condition to replace the proposed LED neon strip with real exposed neon.

#### 9. ADVISORY BOARD RECOMMENDATION

None.

#### 10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before August 7, 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 15301 (Class 1 - Existing Facilities) because the project consists of adding new signage to an existing commercial property. 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 approve the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

• 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, as conditioned, is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and materials meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

- 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).
  - As conditioned, the proposed project is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and lighting meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.
- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).
  - Projects found to be in conformance with the HPDS are generally considered to be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. As conditioned, the proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District
- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).
  - The proposed sign, as conditioned, conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district and will not detract from the appearance 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 20, 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. 25-0008, 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.
- 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. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

- 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.
- 8. The project shall have real exposed neon lighting in replacement of the 6mm LED neon strips, subject to the inspection and approval by the Community Development Department.

#### 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Site Photo



## Agenda Item

### **Design Review Committee**

**Item #:** 4.1. 9/3/2025 **File #:** 25-0507

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 blade sign on a building located in the Old Towne Orange Historic District located at 394 W. Chapman Avenue (Design Review No. 25-0008).

#### 2. SUMMARY

The applicant proposes to install an illuminated blade sign for an existing barber shop at 394 W. Chapman Avenue. The subject property is not a contributor to the Old Towne Historic District. The proposed blade sign has already been installed on the property without permits, and the applicant is seeking retroactive approval.

#### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0008 with recommended conditions by the Design Review Committee.

#### 4. BACKGROUND INFORMATION

Applicant: Jeff Henson

Owner: Ricci Realty

Property Location: 394 W. Chapman Avenue

General Plan Designation: Old Towne Mixed Use 24 (OTMIX24)

Zoning Classification: Old Towne Mixed Use 24; Santa Fe Depot Plan Area (OTMU-24 (SP))

Existing Development: Contemporary post-war development commercial building

Associated Application: None

Previous DRC Project Review: None

#### 5. PROJECT DESCRIPTION

This project includes:

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#### 7. EXISTING AREA CONTEXT

The building is located at the southeast corner of the intersection at West Chapman Avenue and North Cypress Street. The property is a block away from the Old Towne Plaza District and the surrounding zoning is Old Towne Mixed Use - 15 (SP) and 24 (SP). The property is also within the Santa Fe Depot Specific Plan area, which encourages more pedestrian-oriented signage along the primary and secondary pedestrian pathways such as Chapman Avenue.

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The proposed plans show 6mm neon strips which are composed of an LED light strip enveloped in a red plastic/rubber material to reflect a faux neon appearance. The Historic Preservation Design Standards state that exposed neon is encouraged for blade signs and faux neon would not be an appropriate alternative. Therefore, staff recommends approval with a condition to replace the proposed LED neon strip with real exposed neon.

#### 9. ADVISORY BOARD RECOMMENDATION

None.

#### 10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before August 7, 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 15301 (Class 1 - Existing Facilities) because the project consists of adding new signage to an existing commercial property. 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 approve the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

• 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, as conditioned, is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and materials meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

- 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).
  - As conditioned, the proposed project is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and lighting meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.
- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).
  - Projects found to be in conformance with the HPDS are generally considered to be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. As conditioned, the proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District
- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The proposed sign, as conditioned, conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district and will not detract from the appearance 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 20, 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.

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- 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. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.

- 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.
- 8. The project shall have real exposed neon lighting in replacement of the 6mm LED neon strips, subject to the inspection and approval by the Community Development Department.

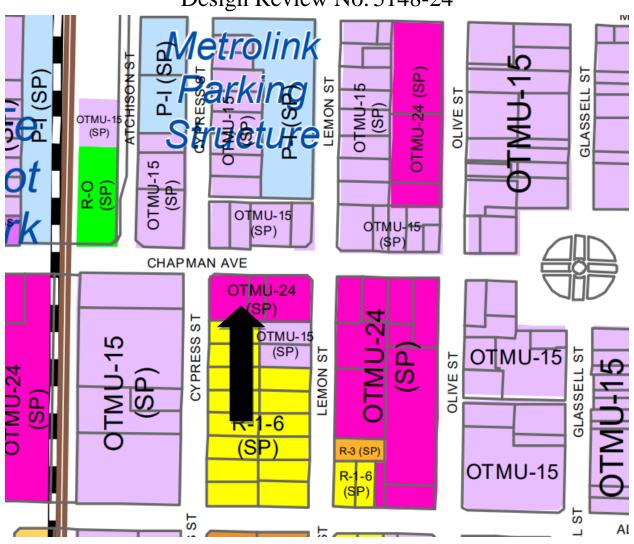
#### 14. ATTACHMENTS

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## Vicinity Map

## 394 W. Chapman Avenue

Design Review No. 5148-24





CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

Primary # State of California - The Resources Agency HRI# 111533 **DEPARTMENT OF PARKS AND RECREATION** ORA **Trinomial** PRIMARY RECORD **NRHP Status Code** 6Z Other Listings: **Review Code:** Reviewer: Date: Page 1 of 3 \*Resource Name or #: CHAPMAN W 396 APN 390-662-01 (Assigned by Recorder) P1. Other Identifier: ✓ Unrestricted \*P2. Location: Not for Publication Orange \*a. County: and (P2b and P2c or P2d. Attach a location map as necessary.) \*b. USGS 7.5' Quad: Date: ; R 1/4 of Sec B.M. 396 -W CHAPMAN AVE ,# 92866 c. Address: City: Orange 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 boudnaries. Continues on Pg.3.) Materials: Frame - Metal siding \*P3b. Resource Attributes: (List attributes and codes) ✓ Building 
☐ Structure 
☐ Object 
☐ Site 
✓ Element of District 
☐ District 
☐ Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of Photo: 2005 (View, date, accession #) \*P6. Date Constructed/ Age and Source: 1955 Prehistoric Both Historic \*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: \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") May, 2005 Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory \*P10. Survey Type: (Describe) Update. Reconnaissance ✓ Continuation Sheet(s) ✓ Building, Structure, and Object Record NONE \*Attachments: Location Map ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record Archaeological Record District Record Photograph Record Other (List): Artifact Record DPR 523A (1/95) \*Required Information

State of California - The DEPARTMENT OF PARE	<b>G</b> ,	Primary # HRI #	111533
BUILDING, STRUC	TURE, AND OBJECT RECORD	*NRHP Status Code	6Z
Page 2 of 3	*Resource Name or #: (Assigned by Recorder)	CHAPMAN_W_396AI	PN_390-662-01
	known		
B2. Common Name:	COM B4. Present Use:	COM	
B3. Original Use:		COFF	
*B5. Architectural Style:	Contemporary		1955 Historic Prehistoric Both
Bo. Construction history.	(Construction date, atlerations, and date of alterations	Date of Construction.	
* <b>B7. Moved?</b>	res ☐ Unknown <b>Date:</b>	Original Location:	
*B8. Related Features:			
*B9. Architect or Builder:	Unknown		
	eme: Architecture Area: (	City of Orange <b>Pr</b> o	operty Type: Commercial
Period of Significance: (Discuss importance in terms of his Structural Integrity: Go	Old Towne: Postwar Development torical or architectural context as defined by theme, pe	(c. 1945-1975) riod, and geographic scope. Also	Applicable Criteria: N/A
Site Integrity:			
Opportunities:			
B11. Additional Resource	Attributes: (List attributes and codes)		
*B12. References: Orange Daily News.			
orange barry wews.			
B13. Remarks: (Continues or	) Pa 3 \		(Sketch Map with North arrow required.)
Status change since			
*B14. Evaluator:	Robert Chattel		
*Date of Evaluation:			
(This space reserved for official comm			
DPR 523B (1/95)			*Required Information

State of California - The Resources Agency Primary # 111533 **DEPARTMENT OF PARKS AND RECREATION** HRI# **Trinomial** ORA **CONTINUATION SHEET** CHAPMAN W 396 APN 390-662-01 Page 3 of 3 \*Resource Name or #: (Assigned by Recorder) Recorded by: D. Gest, P. LaValley, D. Matsumoto Date Recorded: May, 2005 Chattel Architecture 13417 Ventura Blvd. ✓ Continuation Update Sherman Oaks, CA 91423 1991, 2005 Years Surveyed: **Description of Photo:** Listed in National Register: 1997 **General Plan:** OTMIX-24 # of Buildings: Planning Zone: SP # of Stories: 1 2 0.3955 Lot Acre: # of Units: Principal Building Sqft: 1118 **B6. Construction History (Continued from Pg.2):** B13. Remarks (Continued from Pg.2): P3a. Description (Continued from Pg.1):

DPR 523L (11/98) \*Required Information

46





Development Standards Reference Table Old Towne Mixed Use 24 (SP) (OTMU-24 (SP)) Zoning District

	Required/Permitted	Proposed	Code Section
Sign Area	39 feet and 11 inches	8 feet and 4 inches	17.36.080
Number of signs	Two Signs	One Sign	17.36.080

lucasosigns.com customer@lucasosigns.com

**Project:** Projected Sign

Address: 394 W Chapman Ave,

Orange, CA 92866

### **Project Manager:**

Juan Ospina

CA Lic. c-45 # 974657

Scale: As Noted

**Quotation #:** 2019050

Drawing Date: 05/28/25

Approvals OVED
Owner APPROVED
Ricci Realty
Ricci R Chapman Ave #100

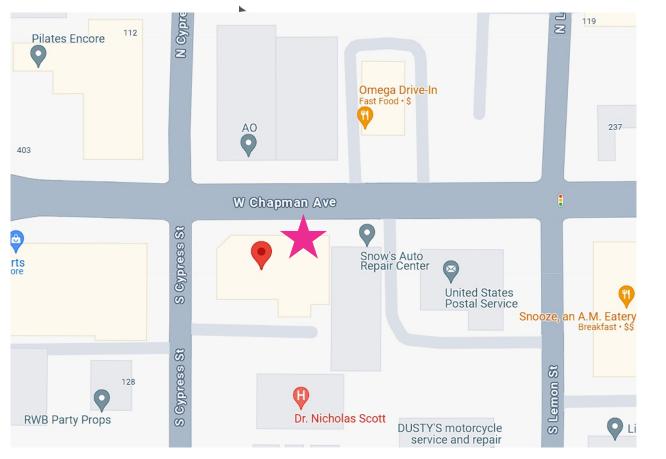
Ricci Realty
606 E Chapman Ave #100
Orange, CA 92866
p. 714-633-3600

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## Map View





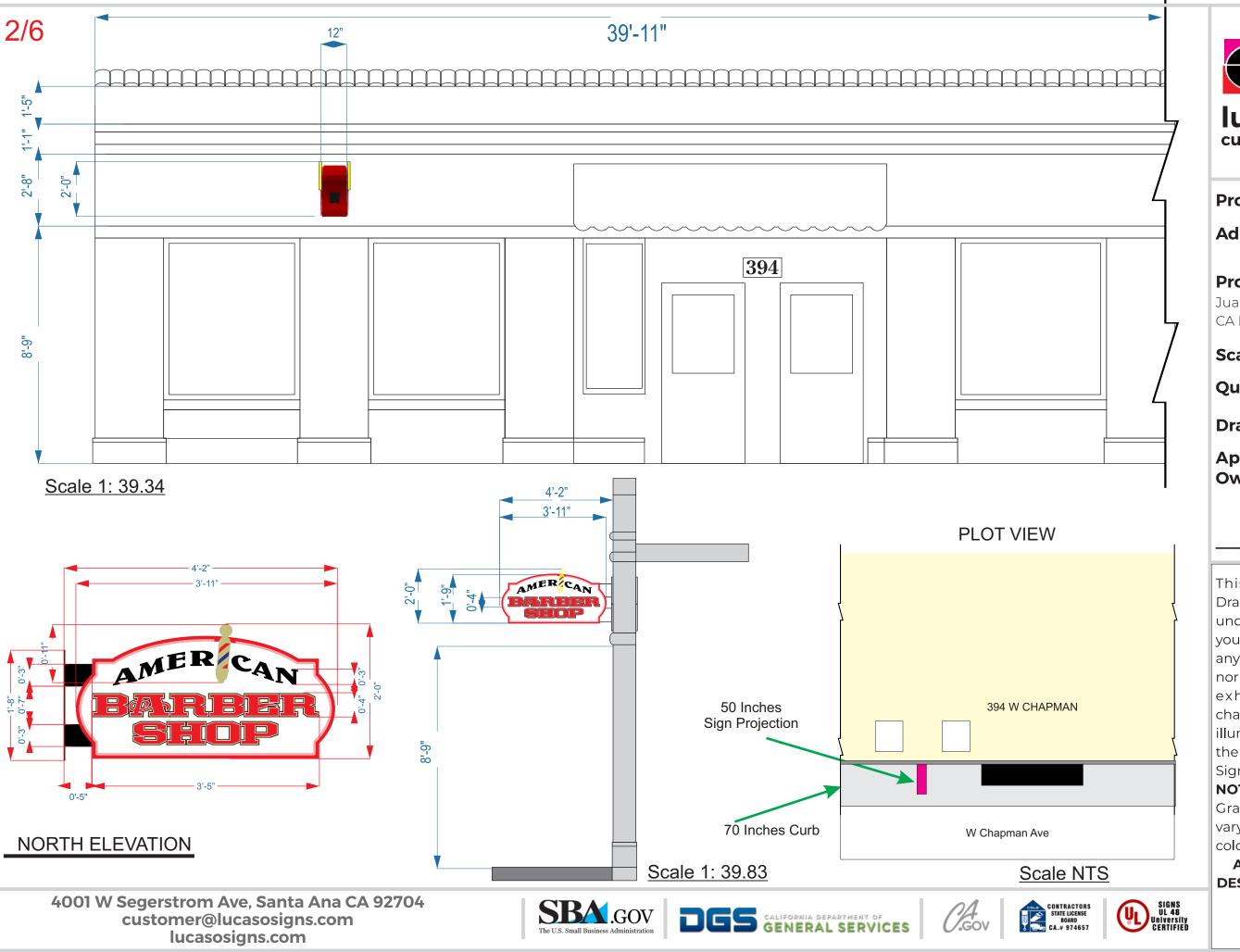














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### MOCK UP / NTS

4001 W Segerstrom Ave, Santa Ana CA 92704 customer@lucasosigns.com lucasosigns.com













Project: Projected Sign

Address: 394 W Chapman Ave, Orange, CA 92866

**Project Manager:** 

Juan Ospina

CA Lic. c-45 # 974657

**Scale: As Noted** 

**Quotation #:** 2019050

Drawing Date: 05/28/25

Owner Fandland Asia #100

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SIGN MATERIALS

NTS

4001 W Segerstrom Ave, Santa Ana CA 92704 customer@lucasosigns.com lucasosigns.com













Project: Projected Sign

Address: 394 W Chapman Ave, Orange, CA 92866

**Project Manager:** 

Juan Ospina CA Lic. c-45 # 974657

Scale: As Noted

**Quotation #:** 2019050

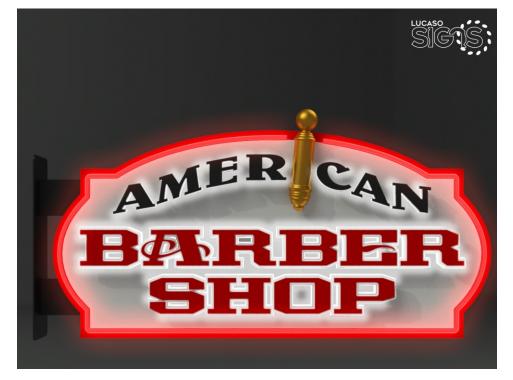
Drawing Date: 05/28/25

Owner Landlord Ricci Realized

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4001 W Segerstrom Ave, Santa Ana CA 92704

customer@lucasosigns.com

lucasosigns.com

NTS

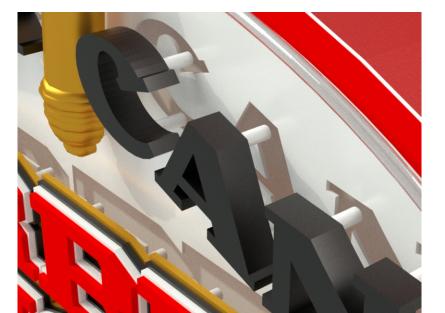












- ALUMINUM CABINET,
- HALO GLOWING
- BLOCK LETTERS 1 INCH THICKNESS PINE WOOD
- LETTERS AND BARBER POLE 3/4"OFF THE SURFACE
- BARBER POLE CNC CARVED PINEWOOD
- ACM ALUMINUM BACKGROUND
- RED NEON FRAME 6mm





**Project:** Projected Sign

Address: 394 W Chapman Ave,

Orange, CA 92866

#### **Project Manager:**

Juan Ospina

CA Lic. c-45 # 974657

**Scale: As Noted** 

**Quotation #:** 2019050

Drawing Date: 05/28/25

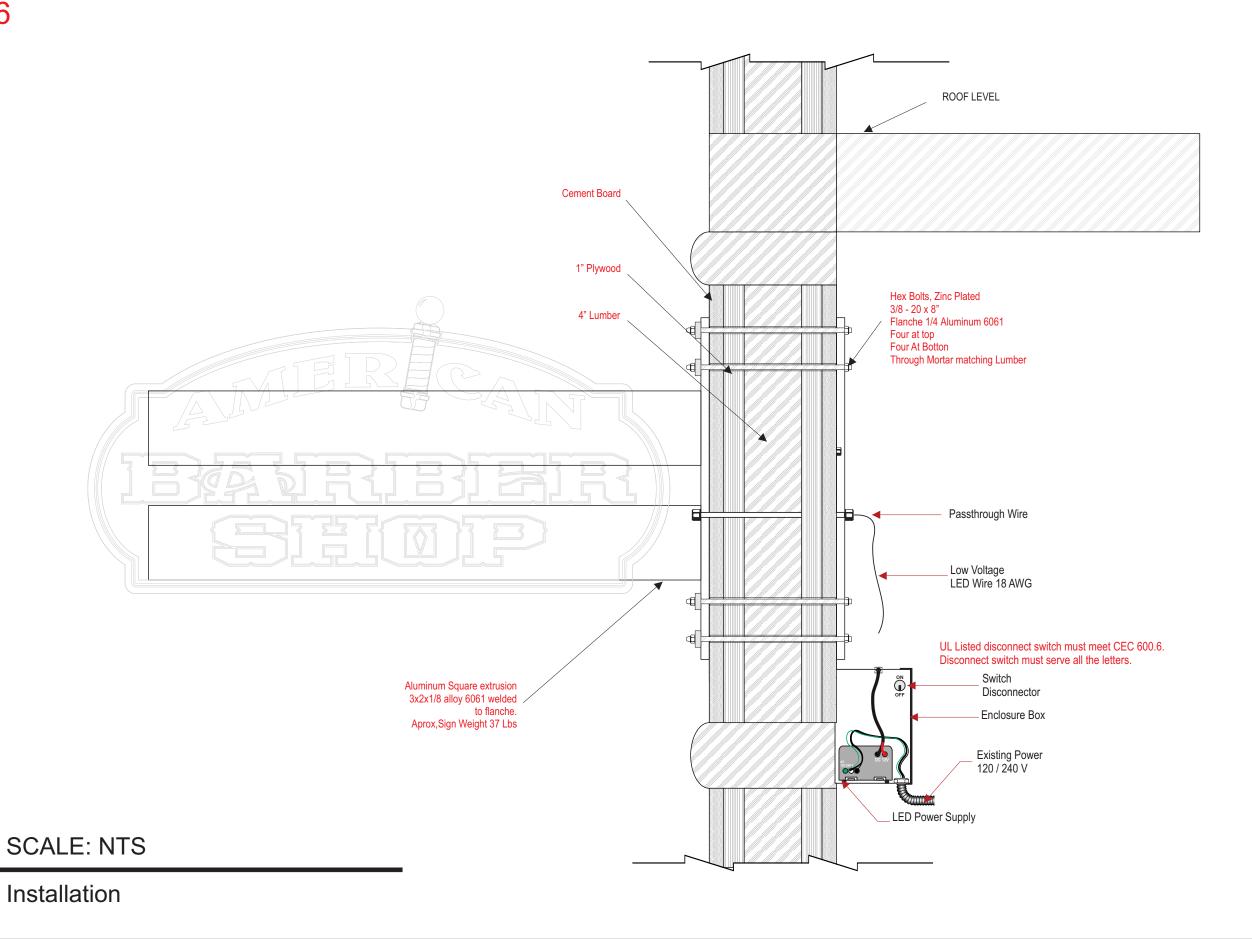
Owner APPROVED

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51



4001 W Segerstrom Ave, Santa Ana CA 92704 customer@lucasosigns.com lucasosigns.com











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### **Project Manager:**

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**Scale: As Noted** 

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## Agenda Item

### **Design Review Committee**

Item #: 4.2. 9/3/2025 File #: 25-0508

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

#### 1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 150 S. Parker Street (Design Review No. 25-0017).

#### 2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 150 S. Parker Street, replacing the original garage due to extensive fire damage. This property is located in the Old Towne Historic District, and is designated as a contributing property.

#### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0017 by the Design Review Committee.

#### 4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 150 S. Parker Street

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

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

#### 5. PROJECT DESCRIPTION

This project proposal is for a new detached 486-square-foot detached two-car garage with laundry. The garage exterior will be composed of Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two masonite man doors and two single-car steel garage doors. The proposed FAR of the property is 0.20.

#### 6. EXISTING SITE

The site is developed with a single-story bungalow with a rectangular plan and a single front-facing gable. The historic assessment report also states that alterations have been made to the primary home such as replacement of the wood board and batten siding to horizontal composite siding. The site previously had an exisiting single-car garage but due to a fire, the remains of the structure was determined to be be a hazard to health and safety which lead to its demolition.

#### 7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Parker which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consists of single-family and duplex properties. The average FAR of the block 0.49.

#### 8. ANALYSIS OF THE PROJECT

The proposed garage has been designed to match the existing style, color, and materials of the existing home. It is also proposed to be located behind the primary residence and subordinate in height, which aligns with the Historic Preservation Design Standards for Old Towne. The project also complies with the Orange Municipal Code.

The project includes two separate single-car garage doors for the two-car garage which is not typical in the historic district. However, the doors will not be visible to the public due to the orientation of the garage and its location in the rear, and so staff has determined that it would not adversely affect the neighborhood.

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 August 21, 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 15302 (Class 2 - Replacement or Reconstruction) because the project includes the construction of a new detached garage on the same property in which the previous garage was demolished due to a fire. The proposed garage with be of similar size and function as the previous structure. 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 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 detached garage is subordinate to, and is compatible with the mass,

scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The site was also previously developed with a garage and so the proposal to build a replacement would be appropriate.

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

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

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 proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home and will not detract from the appearance 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 September 3, 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. 25-0023, 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.

- 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
- Attachment 4 Historic Assessment Report



## Agenda Item

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Item #: 4.2. 9/3/2025 File #: 25-0508

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FROM: Angelo Huang, Assistant Planner

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#### 9. ADVISORY BOARD RECOMMENDATION

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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).

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Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

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.

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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.

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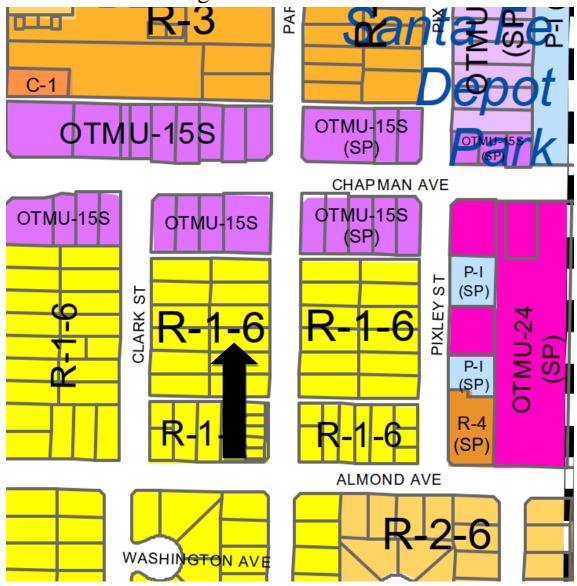
#### 14. ATTACHMENTS

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- Attachment 3 Project Plans
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## Vicinity Map

### 150 S. Parker Street

Design Review No. 25-0017





CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

30-158857 Primary # State of California - The Resources Agency HRI# 038223 DEPARTMENT OF PARKS AND RECREATION ORA **Trinomial** PRIMARY RECORD **NRHP Status Code** 5D1 Other Listings: **Review Code:** Reviewer: Date: Page 1 of 3 PARKER S 150 APN 390-672-17 \*Resource Name or #: (Assigned by Recorder) P1. Other Identifier: ✓ Unrestricted \*P2. Location: Not for Publication \*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.) \*b. USGS 7.5' Quad: Date: R.M. 1/4 of Sec 150 -S PARKER ST 92868 c. Address: City: Orange 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 boudnaries. Continues on Pg.3.) Materials: Frame - Wood siding Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets. \*P3b. Resource Attributes: (HP2) -- Single family property (List attributes and codes) ✓ Building 
☐ Structure 
☐ Object 
☐ Site 
✓ Element of District 
☐ District 
☐ Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of Photo: 2005 (View, date, accession #) \*P6. Date Constructed/ Age and Source: 1924 Prehistoric Both Historic \*P7. Owner and Address: \*P8: Recorded by: (Name, affiliation, and address) D. Gest, P. LaValley, D. Matsumoto; J. Snow Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 \*P9. Date Recorded: \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") April, 2005; November, 2009 Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory \*P10. Survey Type: (Describe) Update. Heritage Orange County, Inc. (1982) Orange Historic Survey. Reconnaissance ✓ Continuation Sheet(s) ✓ Building, Structure, and Object Record \*Attachments: NONE Location Map Linear Feature Record Milling Station Record Rock Art Record Archaeological Record District Record Photograph Record Other (List): Artifact Record DPR 523A (1/95) \*Required Information

DEPARTMENT OF PA	he Resources Agency ARKS AND RECREATION CTURE, AND OBJECT RECORD	Primary # HRI # *NRHP Status Code	30-158857 038223 5D1
Page 2 of 3  B1. Historic Name:	*Resource Name or #: (Assigned by Recorder) Unknown	PARKER_S_150APN	1_390-672-17
B2. Common Name:			
B3. Original Use:	RES <b>B4. Present Use</b> :	RES	
*B5. Architectural Style:	Bungalow		
*B6. Construction Histo	<b>PTY:</b> (Construction date, atlerations, and date of alterations)	Date of Construction:	1924
* <b>B7. Moved?</b>	Yes Unknown <b>Date:</b>	Original Location:	
*B8. Related Features:			
*B9. Architect or Builde	r: _Unknown		
*B10. Significance:	Theme: Architecture Area: C	ity of Orange Pro	pperty Type: Residence
	o: Old Towne: Interwar Development		Applicable Criteria: AC
	f historical or architectural context as defined by theme, peri Good Condition - No apparent chan		
Structural Integrity: Site Integrity:	dood condition no apparent chan	ige to original stre	acture.
Opportunities: Chat	tel recommends amendment of NR bo	undaries to include	property.
B11. Additional Resource	ce Attributes: (List attributes and codes)		
*B12. References:	(234 44.1134135 41.14 55555)		
Orange Daily News	-		
B13. Remarks: (Continue			(Sketch Map with North arrow required.)
Status change sind	ce 1991 Survey: None.		
*B14. Evaluator:	Robert Chattel		
*Date of Evaluatio	n: November, 2009		
(This space reserved for official c	omments.)		

DPR 523B (1/95)

\*Required Information

### State of California - The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

**CONTINUATION SHEET** 

PARKER S 150 APN 390-672-17 \*Resource Name or #: (Assigned by Recorder)

Recorded by:

Page 3 of 3

D. Gest, P. LaValley, D. Matsumoto; J. Snow

Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423

1982, 1991, 2005 Years Surveyed:

Listed in National Register:

Principal Building Sqft:

**General Plan:** LDR # of Buildings: Planning Zone: R-3 # of Stories: 1 1 0.1551 Lot Acre: # of Units:

866

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

✓ Continuation Update

April, 2005; November, 2009

30-158857

038223

ORA

**Description of Photo:** 

Date Recorded:

Primary #

HRI# **Trinomial** 



DPR 523L (11/98) \*Required Information

65

#### PROPERTY INFORMATION: ADDRESS: 150 S PARKER ST. ORANGE, CALIFORNIA 92868 OWNER: ALAN S. ROSEN 390-672-17 TRACT 398 BLOCK LOT: ZONING: R-1-6 CONSTRUCTION TYPE: V-B OCCUPANCY: A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398

## SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU: (UNDER SEPARATE PERMIT)	800 SQ. FT
(N) DETACHED ADU PORCH:	15 SQ. FT
(N) DETACHED GARAGE:	486.3 SQ. FT
TOTAL NEW LIVING AREA (NO CHANGE)	866 SQ. FT
NEW LOT COVERAGE:	1391.3 SQ. FT
NEW LOT COVERAGE %:	21%
PROPOSED FAR	0.2066
BLOCK FLOOR AREA RATIO FAR FAR RANGE 0.20± - 0.48±	

## SCOPE OF WORK

AVERAGE FAR 0.34±

• NEW DETACHED GARAGE WITH LAUNDRY (484 S.F.)

SHEET INDEX	
SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2
COLOR AND MATERIALS BOARD	СВ

## APPLICABLE CODES:

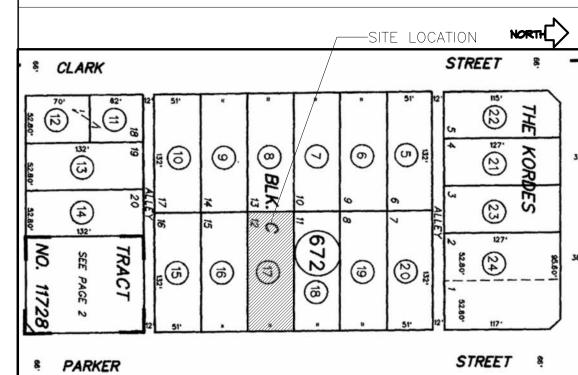
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- \* 2022 CALIFORNIA PLUMBING CODE
  \* 2022 CALIFORNIA ELECTRICAL CODE
  \* 2022 CALIFORNIA TITLE 24 ENERGY CODE

## ABBREVIATIONS

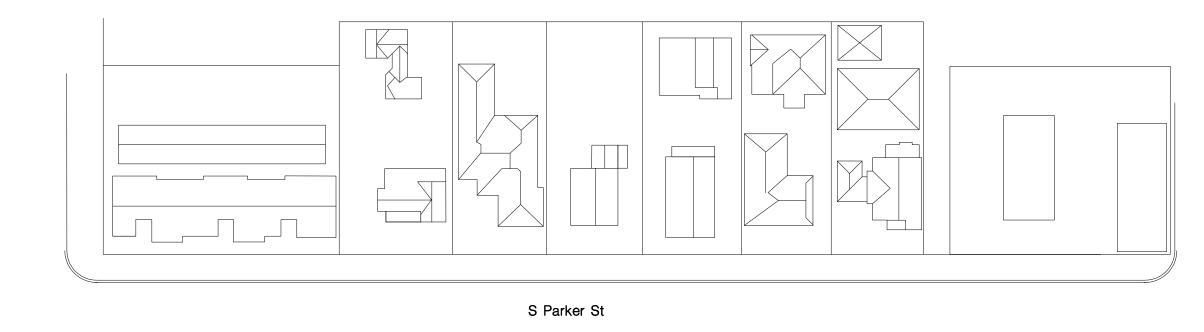
A.B.	ANCHOR BOLT	E.N.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN	EQ.	EQUAL	P.S.F.	POUNDS PER
	CONCRETE	EQUIP.	EQUIPMENT		SQUARE FOOT
	INSTITUTE	EXIST (E)	EXISTING	P.S.I.	POUNDS PER
A.I.S.C.	AMERICAN	EXP.	EXPANSION		SQUARE INCH
	INSTITUTE OF	FIN.	FINISH	PRESS.	PRESSURE
	STEEL CONSTR.	F.N.	FIELD NAILING	R.	RADIUS
A.S.T.M.	AMERICAN SOCIETY	FLR.	FLOOR	REINF.	REINFORCING
	FOR TESTING	FTG.	FOOTING	REQD.	REQUIRED
	& MATERIALS	FDN.	FOUNDATION	RM.	ROOM
ARCH.	ARCHITECT(URAL)	FRMG.	FRAMING	SCHED.	SCHEDULE
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET
BLK.	BLOCK	G.L.B.	GLUE LAM BEAM	SIM.	SIMILAR
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION
BOT.	воттом	H.D.	HOLDOWN	STGR.	STAGGER
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER
COL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
C.M.U.	CONCRETE	IN.	INCH	SQ.	SQUARE
	MASONRY	I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
	UNIT	INT.	INTERIOR	THK.	THICK
C.J.	CONSTRUCTION	JST.	JOIST	U.B.C.	UNIFORM
	JOINT	LAM.	LAMINATED		BUILDING
CONC.	CONCRETE	LT. WT.	LIGHT WEIGHT		CODE
CONN.	CONNECTION	M.B.	MACHINE BOLT	U.N.O.	UNLESS
CONSTR.	CONSTRUCTION	MAS.	MASONRY		NOTED
CONT.	CONTINUOUS	MAX.	MAXIMUM		OTHERWISE
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE
DIA. (ø)	DIAMETER	NO. or #	NUMBER		FABRIC
DIM.	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE
DBL.	DOUBLE	OPNG.	OPENING		MESH
DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE
EA.	EACH	O.D.	OUTSIDE DIA.	' W/	WITH

VICINITY MAP



### Development Standards Reference Table Residential Single-Family 6,000 sq. ft. (R1-6) Zoning District

	Required/Permitted	Proposed	Code Section
Rear Yard Setback	10 feet	39 feet and 6 inches	17.14.070
Side Yard Setback	5 feet	5 feet	17.14.070
Height	2 Stories or 32 feet	14 feet and 11 inches	17.14.070
Maximum FAR	0.6	0.2066	17.14.070
Distance from Neighboring Structures, Minimum	6 feet	8 feet and 3 inches	17.14.160
Number of Parking Spaces	two	two	17.34.060
Garage Dimensions, Minimum	10-foot by 20-foot per space	10-foot by 20-foot and 4-inches each, two parking spaces	17.34.110



0.77± 0.77± 0.77± 0.77± N/A 0.48± (INCLUDING GARAGES,

0.20± - 0.77± FAR RANGE

FIRST & SECOND FLOOR)

2% ₹

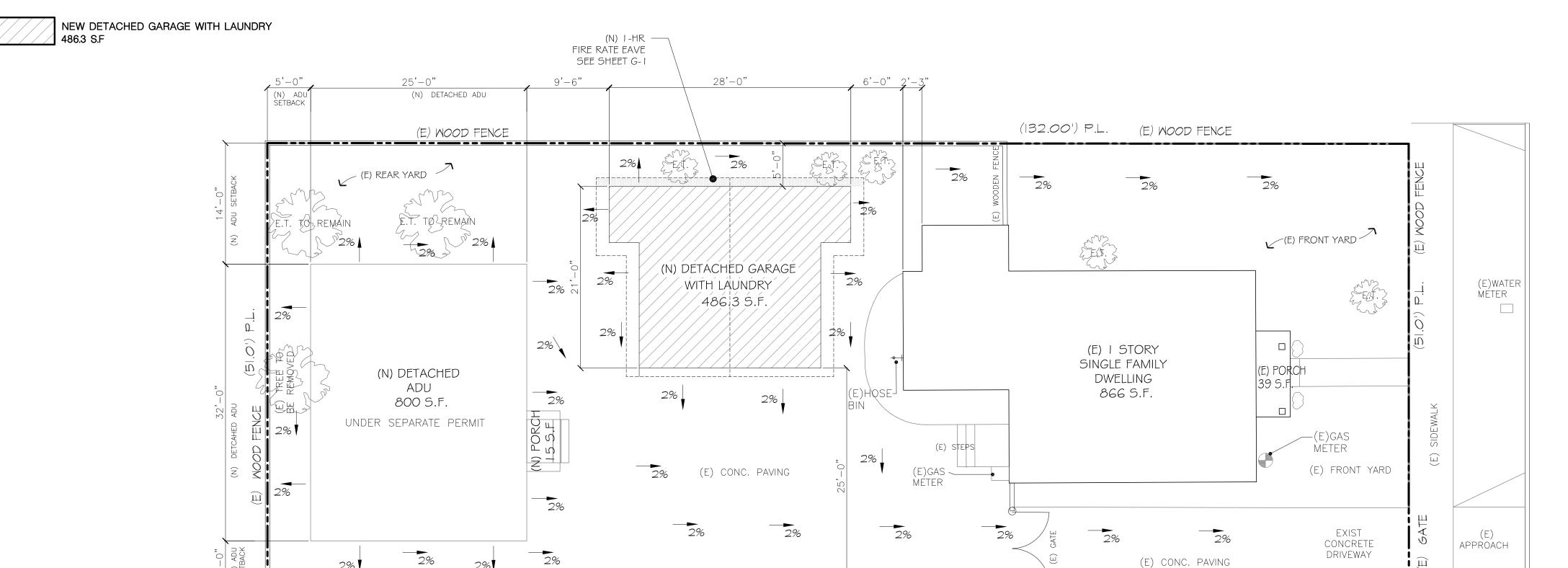
(E) BLOCKMALL FENCE

AVERAGE FAR

BLOCK FLOOR AREA RATIO (FAR)
N.T.S.



LEGEND:



SITE PLAN SCALE: 1/8" = 1'-0"



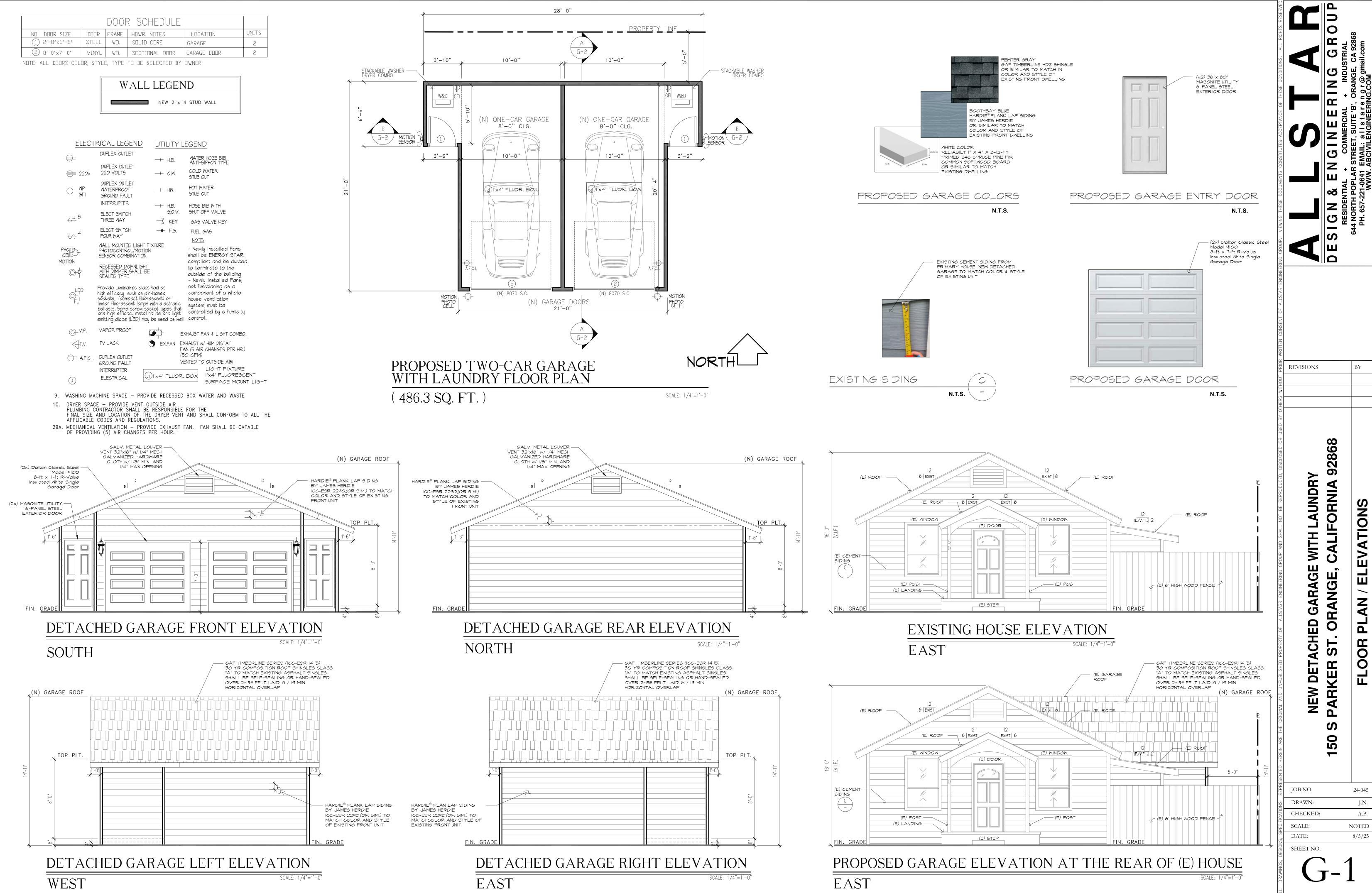
(132.00') P.L.

NORTH

(E) CONC. PAVING

(E) BLOCKWALL FENCE

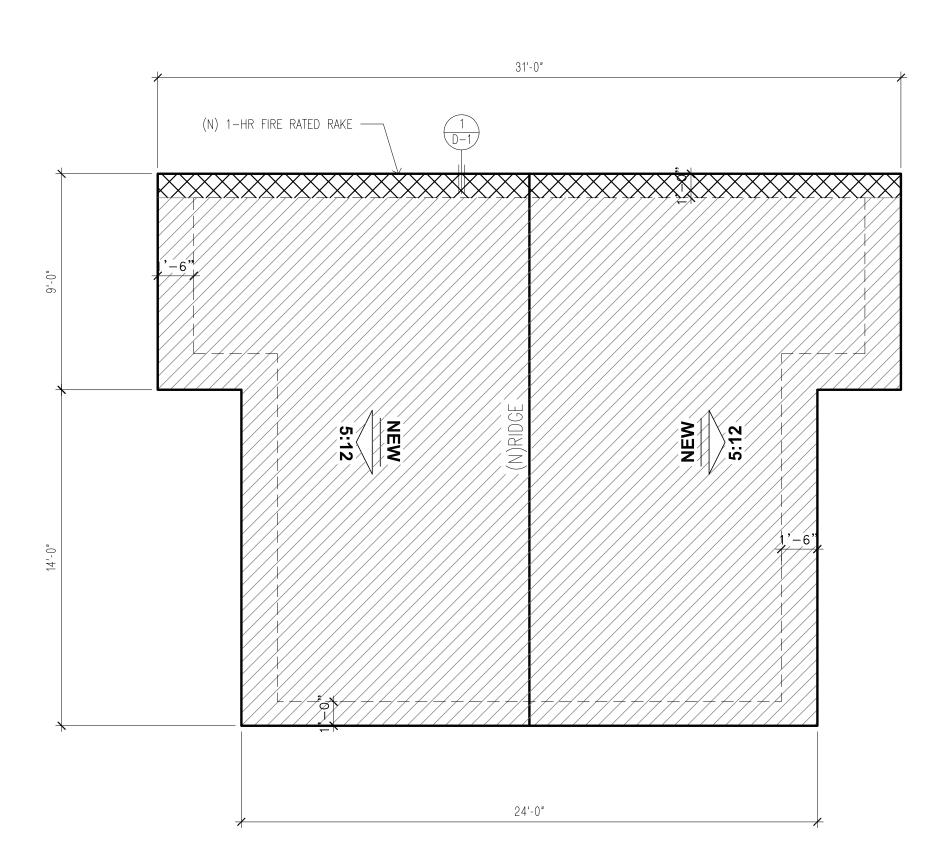
REVISIONS 92868 E, CALIFORNIA ORANGE, SITE **NEW DETACHED S PARKER** 150 CHECKED DATE SHEET NO. **U-** J



A.B. NOTED ROOFING MATERIAL TYPE:
GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS "A" to MATCH EXISTING
ASPHAL SHINGLES SHALL BE
SELF- SEALING OR HAND- SEALED,
OVER 2-15 # FELT LAID W/ 19 MIN.
HORIZONTAL OVERLAP
MATCH EXISTING

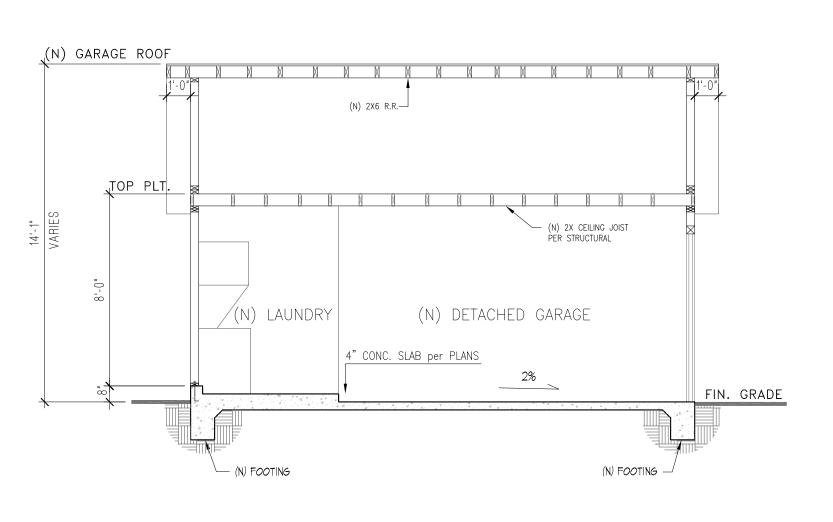
GAF Timberline Cool Series Shingles COOL ANTIQUE SLATE:

SOLAR REFLECTANCE INDEX(SRI) = 29
INITIAL SOLAR REFLECTANCE = 0.27
THERMAL EMITTANCE = 0.92

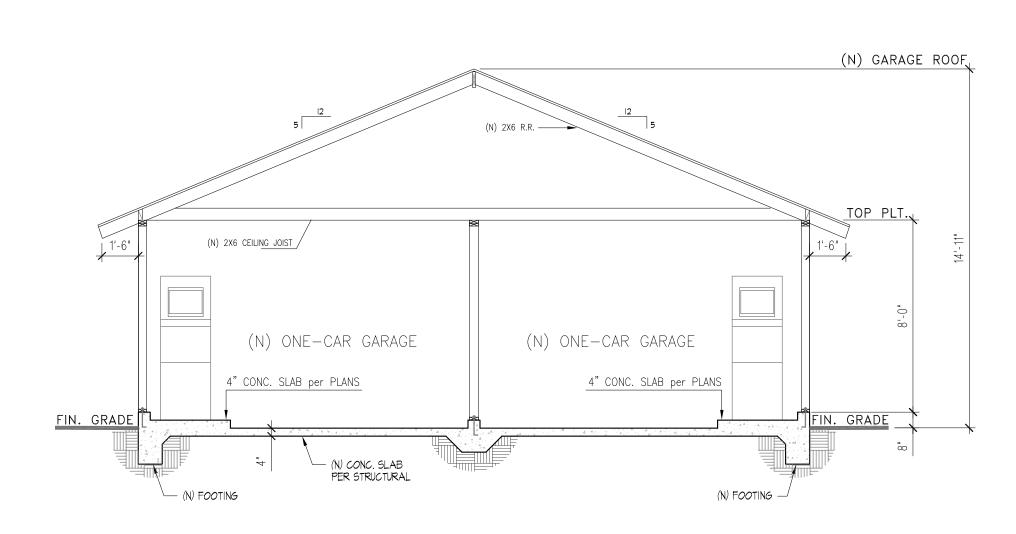


# (N) DETACHED GARAGE ROOF PLAN

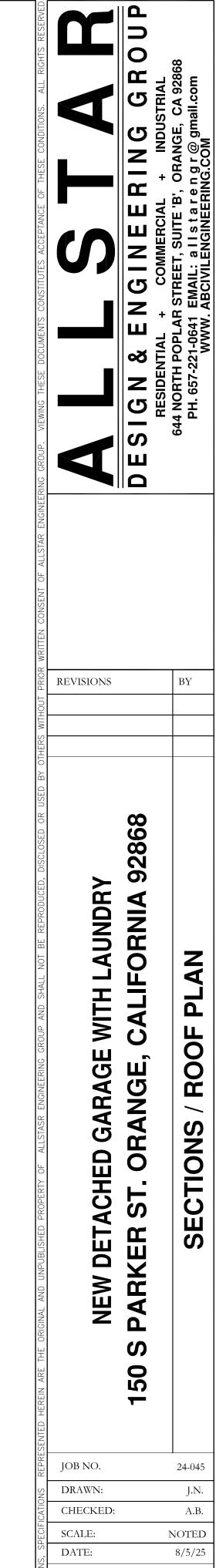
486.3 SQ. FT. SCALE: 1/4"=1'-0"















E WITH LAUNDRY , CALIFORNIA 93 COLOR AND MATERIALS BOARD

20

DATE:

SHEET NO.

24-045

NOTED

8/5/25

## HISTORIC RESOURCES GROUP

### HISTORIC ASSESSMENT REPORT 150 SOUTH PARKER STREET, ORANGE

**JULY 2025** 



12 S. Fair Oaks Avenue, Suite 200 Pasadena, CA 91105

Tel 626-793-2400

 ${\bf historic resources group.com}$ 

prepared for

## **Alan Rosen**

150 South Parker Street Orange, CA 92868

### **TABLE OF CONTENTS**

2.0 PROJECT SUMMARY	1.0 EXECUTIVE SUMMARY	1
3.0 IDENTIFICATION OF HISTORICAL RESOURCES	2 0 PRO IFCT SUMMARY	2
4.0 DESCRIPTION OF PROJECT SITE		
5.0 ANALYSIS OF POTENTIAL IMPACTS		
6.0 CONCLUSION	4.0 DESCRIPTION OF PROJECT SITE	10
	5.0 ANALYSIS OF POTENTIAL IMPACTS	16
7.0 REFERENCES	6.0 CONCLUSION	22
	7.0 REFERENCES	23

Appendix A: Resumes of Authors/Contributors

Appendix B: Project Information

Appendix C: Department of Parks and Recreation Form (2005)

#### 1.0 EXECUTIVE SUMMARY

The Applicant proposes to construct a new detached garage and a new detached Accessory Dwelling Unit (ADU; the Project) at the rear of the property located at 150 South Parker Street (Project Site). The Project Site is improved with a one-story single-family residence constructed in 1924. The Project Site is a contributing property in the Old Towne Orange Local Historic District.

Historic Resources Group (HRG) has evaluated the Project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards* to identify potential impacts to the Old Towne Orange Local Historic District caused by the Project. This evaluation included a review of existing survey data for the Project Site and the historic district; observation of the Project Site and vicinity; and review of drawings of the proposed new construction. A site visit was conducted on March 21, 2025, to observe existing conditions on the parcel. This evaluation has determined that the proposed Project meets the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*.

The field methods and analysis applied in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources. Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of Historic Resources Group (HRG), LLC. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

Historic Resources Group 150 S. Parker St., Orange

#### 2.0 PROJECT SUMMARY

#### **Project Location**

The Project Site at 150 South Parker Street occupies lot 12, block C, of the Kordes Tract in the City of Orange (APN 390-672-17). The lot covers a total area of 6,732 square feet and is located on the west side of South Parker Street, in the block bounded by West Chapman Avenue to the north, South Parker Street to the east, West Almond Avenue to the south, and South Clark Street to the west. Two service alleys traverse the block, near the north and south ends, respectively. The Project Site fronts South Parker Street and is improved with a one-story single-family residence constructed in 1924 (a detached garage built contemporaneously at the rear was demolished in 2024 following a fire). A location map is included in Figure 1 below.





Project Site outlined in red

#### **Project Description**

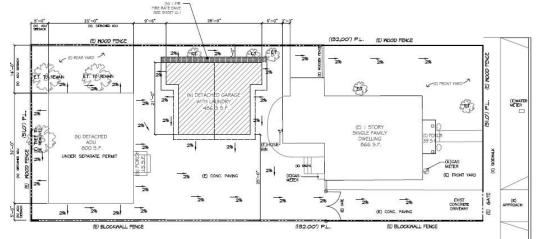
The Project does not propose any exterior or interior alterations to the existing residence at 150 South Parker Street. The Project would be limited to the construction of two new accessory structures at the rear (west side) of the Project Site: a new 486-square foot detached two-car garage and a one-story, 800-square-foot detached Accessory Dwelling Unit (ADU). Both new buildings would have rectangular plans, horizontal composite siding, and a front gable roof covered with composition shingles. The garage and ADU would be 14'-11" and 15'-2" in height, respectively. To provide pedestrian access to the new ADU, the Project proposes a three-foot-

Historic Resources Group

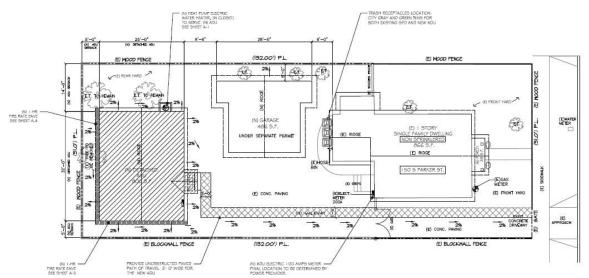
150 S. Parker St., Orange

wide concrete walkway on the north side of the existing concrete. Architectural drawings of the proposed Project, prepared by Allstar Design and Engineering Group, are included Figures 2-4 below, and in Appendix B.

FIGURE 2: PROPOSED SITE PLAN

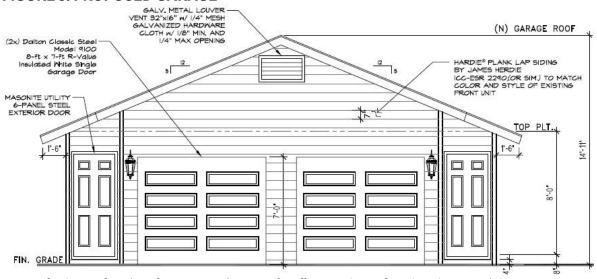


Site plan showing proposed location of new detached garage (not to scale; Allstar Design and Engineering Group)

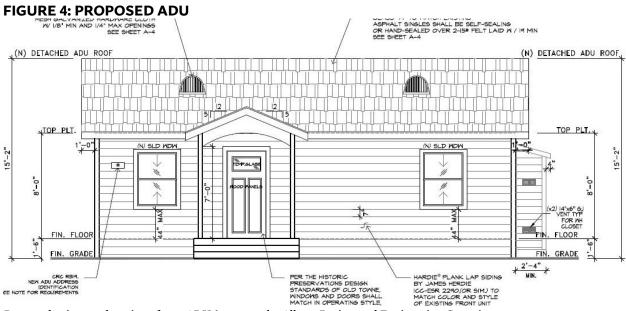


Site plan showing proposed location of new detached ADU (not to scale; Allstar Design and Engineering Group)

#### **FIGURE 3: PROPOSED GARAGE**



Proposed primary elevation of new garage (not to scale; Allstar Design and Engineering Group)



Proposed primary elevation of new ADU (not to scale; Allstar Design and Engineering Group)

#### 3.0 IDENTIFICATION OF HISTORICAL RESOURCES

#### **Old Towne Orange Local Historic District**

The Project Site is located in the Old Towne Orange Local Historic District which was designated by the City Council in 1998. The Old Towne Orange Local Historic District includes the smaller Old Towne Orange Historic District which is listed in the National Register of Historic Places and California Register of Historical Resources. The local historic district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta Avenue and Santiago Creek to the south, and Batavia Avenue to the west. The Old Towne Orange Local Historic District is considered a historical resource for the purpose of this report. 150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District.

The Project Site is located in the vicinity of other contributing properties in the Old Towne Orange Local Historic District. For purposes of this report, a study area of properties in the vicinity of the Project Site (Study Area) has been identified. The Study Area includes properties that immediately border the Project Site and therefore have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. There are five (5) properties in the Study Area, of which four (4) are contributing properties in the Old Towne Orange Local Historic District.

Maps of the Old Towne Orange Local Historic District and Study Area are included in Figures 5 and 6 below.

#### 150 SOUTH PARKER STREET (PROJECT SITE)



150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District. The property was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.¹ The 1982 survey was updated in 1991.² In 2005, the City conducted another historic resources survey. 150 South Parker Street was

surveyed at that time. The 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix C. It describes 150 South Parker Street as follows:

Historic Resources Inventory #038223: Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.<sup>3</sup>

 $<sup>^{1}</sup>$  City of Orange Planning Department, Historic Inventory Old Towne, 1982.

<sup>&</sup>lt;sup>2</sup> AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

<sup>&</sup>lt;sup>3</sup> Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

#### **ADJACENT PROPERTIES**

As summarized in Table 1 below, the Study Area includes (5) properties that immediately border the Project Site. Of these, four (4) properties are contributors to the Old Towne Orange Local Historic District.

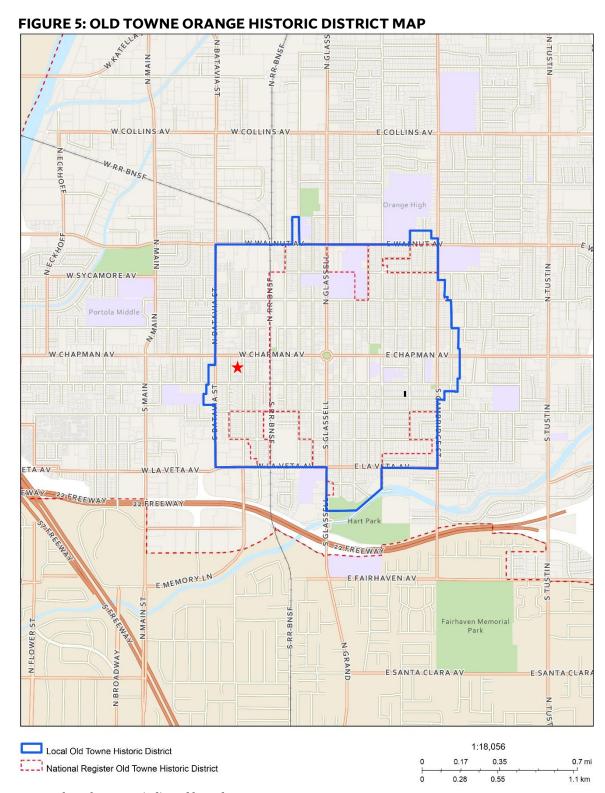
TABLE 1. PROPERTIES IN THE OLD TOWNE ORANGE HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
142-144	S. Parker St.	1911	Yes	
160	S. Parker St.	1956	No	
141-143	S. Clark St.	1909	Yes	

Historic Resources Group 150 S. Parker St., Orange 6

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
149-153	S. Clark St.	1915	Yes	
157-161	S. Clark St.	1904	Yes	

Historic Resources Group 150 S. Parker St., Orange 7



150 South Parker Street indicated by red star

#### **FIGURE 6: MAP OF STUDY AREA**



Key

- Project Site
- Adjacent contributor to Old Town Orange Local Historic District
- Adjacent non-contributor to Old Town Orange Local Historic District
- 150 S. Parker St. (Project Site) 1.
- 142-144 S. Parker St. 2.
- 160 S. Parker St. 3.
- 141-143 S. Clark St. 149-153 S. Clark St. 4.
- 5.
- 157-161 S. Clark St.

#### 4.0 DESCRIPTION OF PROJECT SITE

The single-family residence at 150 South Parker Street was constructed in 1924. It is set back from South Parker Street behind a landscaped from yard and is in the Residential Vernacular style. The residence has a simple massing; a symmetrical primary façade composition; wood frame walls clad with non-original horizontal composite siding; and a low-pitched front-gable composition roof with shallow, open eaves. The projecting front porch features an arched hood with a composition gable roof; it is supported by decorative wood brackets and wood posts. Fenestration includes non-original single and coupled vinyl vertical sliding windows with divided lights and simple wood casings and sills; and a non-original partially glazed wood panel front door covered by a non-original metal security door. A wood picket fence encloses a landscaped front yard with a grass lawn, brick walkway, and plantings. At the rear, there are mature growth trees and a concrete hardscape.

A one-story garage formerly located at the rear (northeast corner) of the property was likely constructed contemporaneously with the residence in 1924; it was demolished in 2024 following a fire, leaving only the concrete slab *in-situ*.

#### **Character-defining Features**

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historical resource.

Character-defining features of 150 South Parker Street include:

- Overall form and massing: symmetrical primary (east, South Parker Street) façade composition; simple, one-story massing
- Roof: low-pitched front gable roof; shallow, open eaves; bargeboard
- Front porch: arched hood with gable roof; supported by decorative wood brackets and square wood posts
- Fenestration pattern; simple wood casings; simple wood windowsills

Photographs of existing conditions on the Project Site are included below.

#### **Alterations**

Since 150 South Parker Street was last surveyed in 2005, the residence has undergone one major exterior alteration: replacement of wood channel siding and board and batten siding with horizontal composition siding.

#### PHOTOGRAPHS OF CULTURAL RESOURCES ON THE PROJECT SITE

Historic Resources Group, March 2025



Image 1: Primary (South Parker Street, east) façade, view west



Image 2: Primary façade, view west



Image 3: Primary and secondary (south) façades, view northwest



Image 4: Primary and secondary (north) façades, view southwest



Image 5: Rear (west) façade, view facing east



Image 6: Secondary (south) and rear façades, view facing northeast



Image 7: Rear and secondary (north) façades, view southeast



Image 8: Rear yard, view facing east

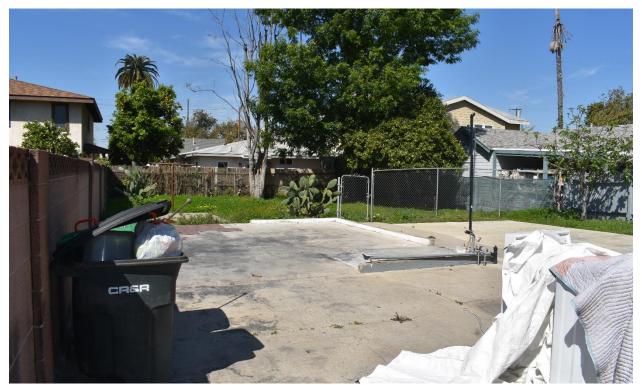


Image 7: Rear yard, view facing northwest

#### **5.0 ANALYSIS OF POTENTIAL IMPACTS**

#### **Framework for Analysis**

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.<sup>4</sup>

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

#### HISTORIC PRESERVATION DESIGN STANDARDS

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

#### **Analysis of Project Impacts**

This report evaluates potential impacts to 150 South Parker Street as well as the Old Towne Orange

http://www.nps.gov/tps/standards.htm (accessed October 2022).

<sup>&</sup>lt;sup>4</sup> U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties,"

Local Historic District. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to destabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the historic integrity and significance of 150 South Parker Street as well as Old Towne Orange Local Historic District. Because the Project consists only of new construction on the Project Site and does not propose any alteration or rehabilitation of 150 South Parker Street, Standards 1 through 7 are not applicable. Therefore, the Project is evaluated against applicable Standards 8, 9, and 10.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Project Site is not located in an identified archeological zone and has been disturbed for previous development. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.<sup>5</sup> If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Project does not propose new additions or exterior alterations to the existing 866 square-foot residence at 150 South Parker Street or any adjacent contributing properties in the Old Towne Orange Local Historic District. The Project would be limited to a new 486-square-foot detached garage; and a one-story 800-square-foot detached ADU. Both would be structurally independent of the existing residence on the Project Site and would not destroy historic materials or features that characterize the Project Site, the adjacent contributing properties, or the Old Towne Orange Local Historic District. All existing historic district contributors would remain unaltered and would continue to convey the significance of the historic district. The Project would partially alter the historic setting by introducing new construction in locations on the lot that were not historically developed. However, both new buildings would be situated at the rear of the lot which follows the general historical development pattern in the historic district. They would be minimally visible from the public right-of-way; they would not obstruct primary views of the historical resource or adjacent contributing properties from the public right-of-way; and they would be clearly subordinated to the contributing properties by their location and their smaller size and massing. Additionally, the new construction would be differentiated from the old by its

report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

<sup>&</sup>lt;sup>5</sup> Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this

design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. In summary, the new construction would be compatible with the existing residence and the historic district in terms of location, size, scale, massing, and proportions; and would be largely concealed from view from the street. **The Project meets Standard 9.** 

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new garage and ADU are free-standing and structurally independent of the existing residence at 150 South Parker Street. If removed in the future, the essential form and integrity of the Project Site, the adjacent contributing properties, and the overall historical setting of the Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.** 

#### HISTORIC PRESERVATION DESIGN STANDARDS

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*. Overall, the Project meets the intent of the *Historic Preservation Design Standards*.

#### Standards for Historic Residential Buildings: Garages and Accessory Structures: Setting

1. The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.

The Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.** 

#### Standards for Historic Residential Buildings: Garages and Accessory Structures

- 4. New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.
  - a. A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.
  - b. New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.
  - c. Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.

- d. Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.
- e. Single-bay garage doors are more appropriate than double-bay garage doors on new structures.

The Project proposes new construction at the rear of 150 South Parker Street: a 486-square-foot detached garage with double-bay garage doors; and a one-story 800-square-foot detached Accessory Dwelling Unit (ADU). Although a single-bay garage door would be more appropriate than the proposed double-bay garage doors, the new garage would be located behind the rear wall of the residence, with its primary façade oriented perpendicularly to the historic building; this would minimize visibility from the public right-of-way. The proposed garage and ADU would be similar in size, scale, and design to historic garages and accessory structures in the Old Towne Orange Local Historic District; would be subordinate in height, width, and area to the existing 866 square-foot residence; would be differentiated from the residence by their design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.** 

#### Standards for New Construction Related to Historic Buildings: Infill Construction

1. The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.

The proposed garage and ADU follow the general historical development pattern in the Old Towne Orange Local Historic District, including front and side yard setbacks. A review of Sanborn Fire Insurance Maps indicates that the Kordes Tract, in which the property is located, was historically developed with single-family residences fronting the street, with detached garages and accessory buildings at the rear. The Project meets this guideline.

- 2. New buildings should be similar in mass and scale to surrounding buildings.
  - a. If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.
  - b. Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.

The proposed garage and ADU would be similar in mass and scale to surrounding buildings; and would be situated at the rear of the lot. As such, the new buildings would not obstruct primary views of the historical resource or adjacent contributing properties; and would not be highly visible from the public right-of-way. **The Project meets this guideline.** 

Historic Resources Group

150 S. Parker St., Orange

<sup>&</sup>lt;sup>6</sup> Sanborn Fire Insurance Map, Orange, Orange, California, sheet 8, January 1922.

- 3. The height and roof form of a new building should be comparable to surrounding historic buildings.
  - a. Roofing materials and details should be similar to those found on historic properties.
  - b. Dormers should be similar in size and style to historic properties.

The proposed garage and ADU would be comparable in height to adjacent accessory building in the Old Towne Orange Local Historic District. The proposed buildings would also feature low-pitched roofs covered with composition shingles, consistent with the residence and other contributing properties in the historic district. **The Project meets this guideline.** 

4. A new primary building should have a main entrance and façade parallel to and facing the street.

The Project does not propose a new primary building. **This guideline is not applicable**.

- 5. The progression of public to private spaces from the street should be maintained.
  - a. A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.

The proposed ADU would incorporate a simple front porch facing the driveway to maintain the progression of public and private space from South Parker Street. **The Project meets this guideline.** 

6. New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.

The primary (east) façade of the proposed ADU, which would face the front driveway, would feature a fenestration pattern (a single door flanked by rectangular windows) that is similar to those of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.** 

- 7. The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.
  - a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.
  - b. Use of simplified versions of traditional architectural details is encouraged.
  - c. Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.

The proposed garage and ADU would incorporate materials, including horizontal composite siding, and Residential Vernacular architectural details (such as a front porch with a gable roof, in the case of the ADU) that reference, but do not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. **The Project meets this guideline.** 

- 8. The height, mass and scale of new secondary buildings should be minimized as much as possible.
  - a. In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.
  - b. The design of secondary buildings should be subordinate to the primary building on the lot.
  - c. Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.

The proposed garage and ADU would be 14'-11" and 15'-2" in height, respectively. The height of the residence is 15'-5." Therefore, the proposed accessory buildings would not be taller than the residence. Additionally, the proposed buildings would be subordinated to the residence and other contributing properties in the Old Towne Orange Local Historic District by their location in the rear yard; and would embody a utilitarian design that is a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.** 

9. Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.

As noted above under *Standards for Historic Residential Buildings: Garages and Accessory Structures*, the Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.** 

#### **6.0 CONCLUSION**

The Project proposes to construct a new detached garage and detached ADU in the back yard of the lot at 150 South Parker Street. The Project Site is a contributor to the Old Towne Orange Local Historic District.

This analysis has demonstrated that the Project conforms with the applicable *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*. The new construction would be compatible in size, scale, design, massing, and proportions with the existing contributing building on the Project Site, as well as adjacent contributors in the historic district; and would be largely concealed from view from the street. Therefore, the Project would not result in any impacts to the Old Towne Orange Local Historic District.

Historic Resources Group 150 S. Parker St., Orange 22

#### 7.0 REFERENCES

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- U.S. Department of the Interior. *National Register Bulletin* 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 1997.
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- Weeks, Kay D., and Anne E. Grimmer. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

  Washington, D.C.: United States Department of the Interior, National Park Service, 2017.

Historic Resources Group 150 S. Parker St., Orange 23

#### **APPENDIX A**

RESUMES OF AUTHORS/CONTRIBUTORS

## HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200 Pasadena, CA 91105 - 3816

Tel 626-793-2400 historicresourcesgroup.com



**Professional License**California Architect C24223

#### **Education**

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

#### **Honors and Awards**

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

#### **JOHN LOCASCIO, AIA**

Principal Architect

#### **Experience Profile**

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

#### **Selected Projects**

28<sup>th</sup> Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles Academy Museum of Motion Pictures Rehabilitation, Hollywood Angelus Funeral Home Historic Tax Credit Project, Los Angeles CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood Chapman University VPO Packing House Rehabilitation, Orange Climate Pledge Arena Historic Tax Credit Project, Seattle Constance Hotel Historic Tax Credit Project, Pasadena Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale Los Angeles International Airport Preservation Plan and HSRs Mayfair Hotel Historic Tax Credit Project, Los Angeles Venice High School Comprehensive Modernization, Los Angeles

#### **Professional Affiliations**

American Institute of Architects

## HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200 Pasadena, CA 91105 - 3816

Tel 626-793-2400 historicresourcesgroup.com



# Education Master of Historic Preservation, Columbia University Bachelor of Architecture, California State Polytechnic University, Pomona

#### **Professional Affiliations**

Association for
Preservation Technology
Columbia University
Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural
Historians

#### **ADAM RAJPER**

Senior Historic Preservation Specialist

#### **Experience Profile**

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

#### **Selected Projects**

Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

#### **APPENDIX B**

PROJECT INFORMATION

30-158857 Primary # State of California - The Resources Agency HRI# 038223 **DEPARTMENT OF PARKS AND RECREATION** ORA **Trinomial** PRIMARY RECORD **NRHP Status Code** 5D1 Other Listings: **Review Code:** Reviewer: Date: Page 1 of 3 PARKER S 150 APN 390-672-17 \*Resource Name or #: (Assigned by Recorder) P1. Other Identifier: ✓ Unrestricted \*P2. Location: Not for Publication \*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.) \*b. USGS 7.5' Quad: Date: R.M. 1/4 of Sec 150 -S PARKER ST 92868 c. Address: City: Orange 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 boudnaries. Continues on Pg.3.) Materials: Frame - Wood siding Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets. \*P3b. Resource Attributes: (HP2) -- Single family property (List attributes and codes) ✓ Building ☐ Structure ☐ Object ☐ Site ✓ Element of District ☐ District ☐ Other (Isolates, etc.) \*P4. Resources Present: P5b. Description of Photo: 2005 (View, date, accession #) \*P6. Date Constructed/ Age and Source: 1924 ✓ Historic Prehistoric Both \*P7. Owner and Address: \*P8: Recorded by: (Name, affiliation, and address) D. Gest, P. LaValley, D. Matsumoto; J. Snow Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 \*P9. Date Recorded: \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") April, 2005; November, 2009 Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory \*P10. Survey Type: (Describe) Update. Heritage Orange County, Inc. (1982) Orange Historic Survey. Reconnaissance ✓ Continuation Sheet(s) ✓ Building, Structure, and Object Record \*Attachments: NONE Location Map Linear Feature Record Milling Station Record Rock Art Record Archaeological Record District Record Photograph Record Other (List): Artifact Record DPR 523A (1/95) \*Required Information

DEPARTMENT OF PA	The Resources Agency ARKS AND RECREATION ICTURE, AND OBJECT RECORD	Primary # HRI # *NRHP Status Code	30-158857 038223 5D1
Page 2 of 3  B1. Historic Name:	*Resource Name or #: (Assigned by Recorder) Unknown	PARKER_S_150APN	1_390-672-17
B2. Common Name:			
B3. Original Use:	RES <b>B4. Present Use:</b>	RES	
*B5. Architectural Style:	: Bungalow		
*B6. Construction Histo	OFY: (Construction date, atlerations, and date of alterations)	Date of Construction:	1924
* <b>B7. Moved?</b> ✓ No	Yes Unknown Date:	Original Location:	
*B8. Related Features:			
*B9. Architect or Builde	r: Unknown		
*B10. Significance:	Theme: Architecture Area: C	City of Orange Pro	pperty Type: Residence
Period of Significance	: Old Towne: Interwar Development	(c. 1921 - 1941)	Applicable Criteria: AC
	f historical or architectural context as defined by theme, peri		
	Good Condition - No apparent chan	ge to original stru	acture.
Site Integrity:			
Opportunities: Chat	tel recommends amendment of NR bo	undaries to include	property.
B11. Additional Resour	ce Attributes: (List attributes and codes)		
*B12. References:			
Orange Daily News	•		
		r	
B13. Remarks: (Continue	s on Pg.3.) ce 1991 Survey: None.		(Sketch Map with North arrow required.)
Status change sin	se 1991 burvey. Mone.		
*B14. Evaluator:	Robert Chattel		
*Date of Evaluatio	n: November, 2009		
(This space reserved for official c	omments.)		

DPR 523B (1/95)

\*Required Information

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

30-158857 Primary # 038223 HRI#

**Trinomial** 

ORA

Page 3 of 3

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

Recorded by:

D. Gest, P. LaValley, D. Matsumoto; J. Snow

Chattel Architecture 13417 Ventura Blvd. Sherman Oaks, CA 91423 PARKER S 150 APN 390-672-17

Date Recorded:

April, 2005; November, 2009

✓ Continuation

Update

Years Surveyed:

Planning Zone:

Lot Acre:

1982, 1991, 2005

Listed in National Register:

General Plan:

LDR R-3 # of Buildings: 1

# of Stories:

1

Principal Building Sqft:

866

0.1551

# of Units:

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

**Description of Photo:** 



B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

DPR 523L (11/98) \*Required Information

102

#### **APPENDIX C**

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

# PROPERTY INFORMATION: ADDRESS: 150 S PARKER ST. ORANGE,CALIFORNIA 92868 OWNER: ALAN S. ROSEN (714)376-8620 AP.N : 390-672-17 TRACT : 398 BLOCK : LOT : 12 ZONING : R-1-6 CONSTRUCTION TYPE: V-B OCCUPANCY: U-1 A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398 SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU: (UNDER SEPARATE PERMIT)	800 SQ. FT
(N) DETACHED ADU PORCH:	15 SQ. FT
(N) DETACHED GARAGE:	486.3 SQ. FT
TOTAL NEW LIVING AREA (NO CHANGE)	866 SQ. FT
NEW LOT COVERAGE:	1391.3 SQ. FT
NEW LOT COVERAGE %:	21%
PROPOSED FAR	0.2066
BLOCK FLOOR AREA RATIO FAR FAR RANGE 0.20± - 0.48± AVERAGE FAR 0.34±	

# SCOPE OF WORK

• NEW DETACHED GARAGE WITH LAUNDRY (484 S.F.)

THE WORLD SHAWAL WITH ENGINETY (10 1 S.I.)	
SHEET INDEX	
SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2

# APPLICABLE CODES:

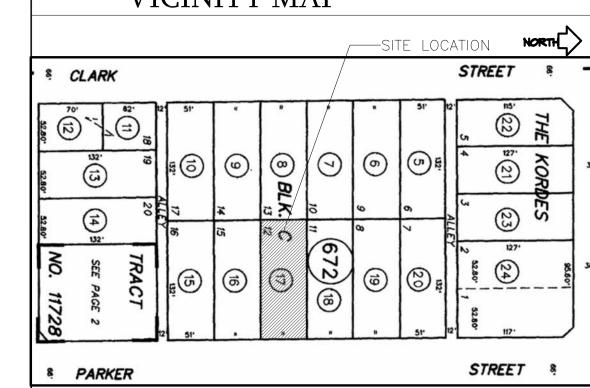
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

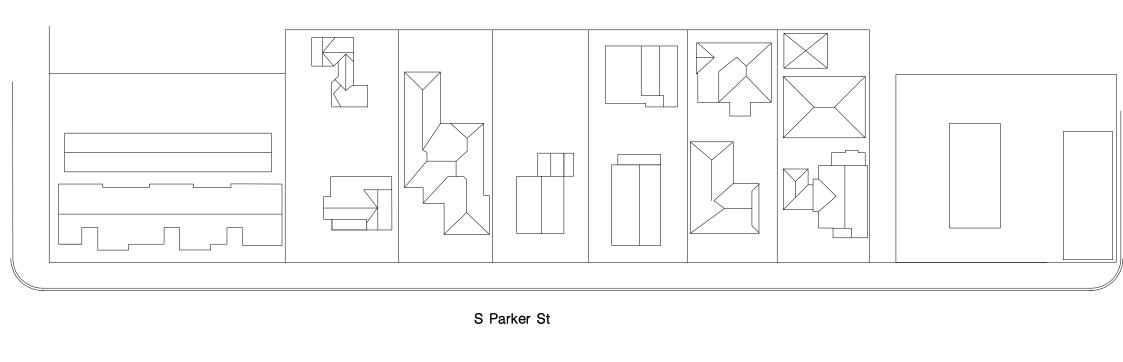
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- \* 2022 CALIFORNIA MECHANICAL CODE\* 2022 CALIFORNIA PLUMBING CODE
- \* 2022 CALIFORNIA ELECTRICAL CODE \* 2022 CALIFORNIA TITLE 24 ENERGY CODE

# ABBREVIATIONS

A.B.	ANCHOR BOLT	E.N.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
A.C.I.	AMERICAN	EQ.	EQUAL	P.S.F.	POUNDS PER
	CONCRETE	EQUIP.	EQUIPMENT		SQUARE FOOT
	INSTITUTE	EXIST (E)	EXISTING	P.S.I.	POUNDS PER
A.I.S.C.	AMERICAN	EXP.	EXPANSION		SQUARE INCH
	INSTITUTE OF	FIN.	FINISH	PRESS.	PRESSURE
	STEEL CONSTR.	F.N.	FIELD NAILING	R.	RADIUS
A.S.T.M.	AMERICAN SOCIETY	FLR.	FLOOR	REINF.	REINFORCING
	FOR TESTING	FTG.	FOOTING	REQD.	REQUIRED
	& MATERIALS	FDN.	FOUNDATION	RM.	ROOM
ARCH.	ARCHITECT(URAL)	FRMG.	FRAMING	SCHED.	SCHEDULE
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET
BLK.	BLOCK	G.L.B.	GLUE LAM BEAM	SIM.	SIMILAR
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION
ВОТ.	воттом	H.D.	HOLDOWN	STGR.	STAGGER
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLG. CLR.	CLEAR	HDR. HT.	HEIGHT	STL. STIFF.	STIFFENER
CCL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
C.M.U.	COLUMN	IN.	INCH	SQ.	SQUARE
C.IVI.O.	MASONRY	IIN. I.D.	INSIDE DIAMETER	SQ. SYM.	SYMMETRICAL
	UNIT	I.D. INT.	INTERIOR	THK.	THICK
C.J.	CONSTRUCTION	JST.	JOIST	U.B.C.	UNIFORM
C.J.	JOINT	LAM.	LAMINATED	U.B.C.	BUILDING
CONC.	CONCRETE	LAW. LT. WT.	LIGHT WEIGHT		CODE
CONO.	CONNECTION	L1. W1. M.B.	MACHINE BOLT	U.N.O.	UNLESS
CONSTR.	CONSTRUCTION	MAS.	MASONRY	U.IN.U.	NOTED
CONSTR.	CONTINUOUS	MAX.	MAXIMUM		OTHERWISE
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DEIVIO. DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE
DIAG. DIA. (ø)	DIAMETER	N.1.5. NO. or #	NUMBER	₩.₩	FABRIC
DIA. (#)	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE
DIN. DBL	DOUBLE	O.O. OPNG.	OPENING	AA'AA'IAI'	MESH
DBL. DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE
	DITAMING				
EA.	EACH '	O.D.	OUTSIDE DIA.	W/	WITH

VICINITY MAP





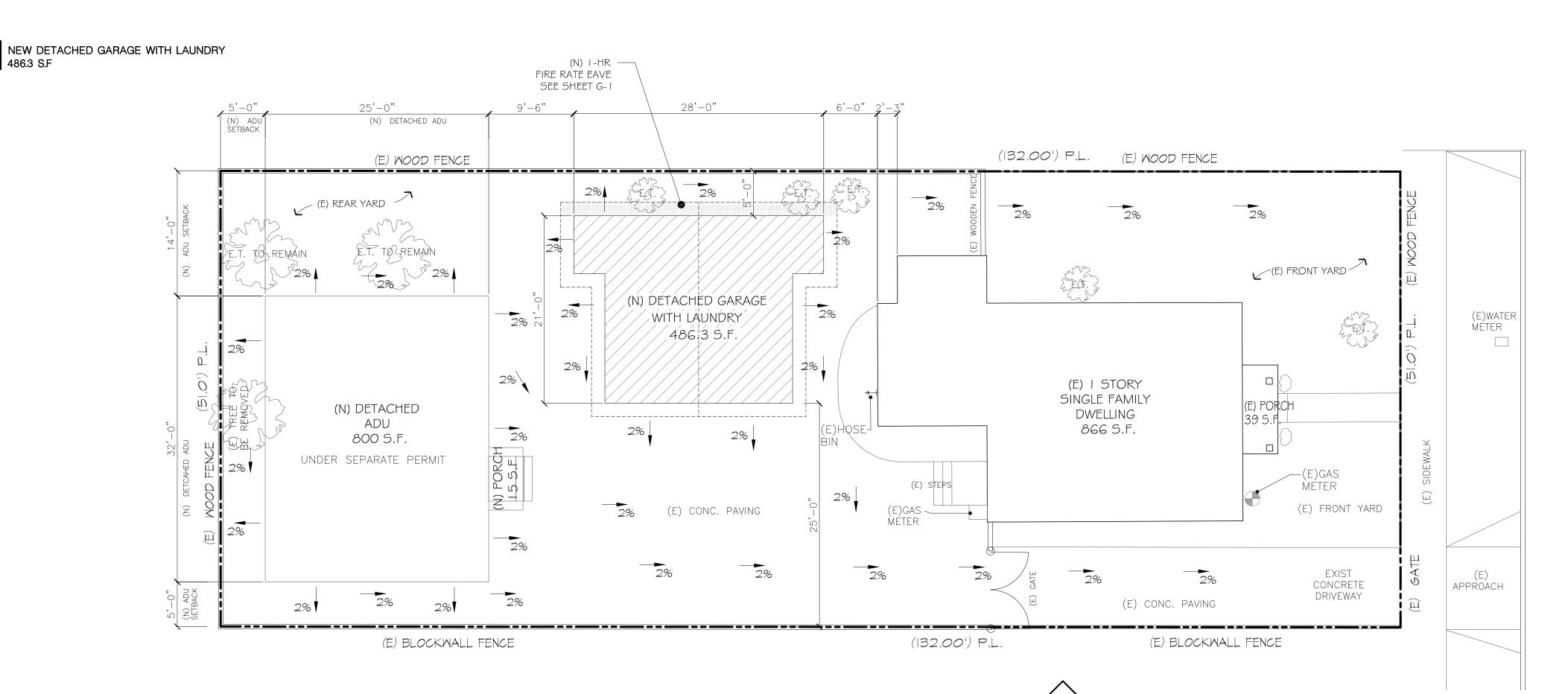
FAR RANGE 0.20± - 0.77±

AVERAGE FAR 0.485±

BLOCK FLOOR AREA RATIO (FAR)
N.T.S.



LEGEND:



SITE PLAN

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

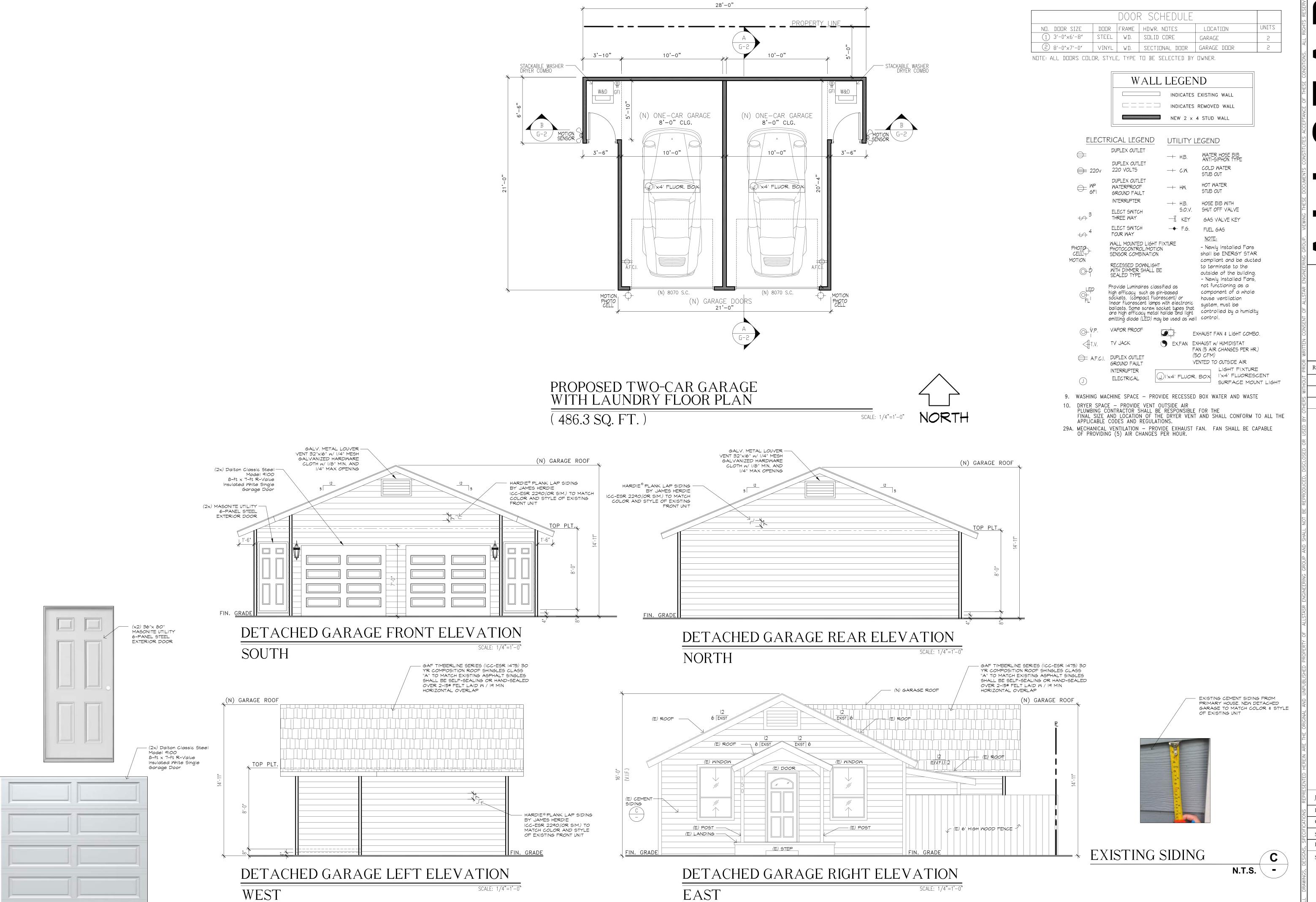
NORTH

REVISIONS 92868 E, CALIFORNIA ORANGE, **NEW DETACHED** CHECKED DATE

SHEET NO.

**U**-1

ESIGN & ENGINEERING GROUR RESIDENTIAL + COMMERCIAL + INDUSTRIAL 644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868



Z

REVISIONS

2868

**FORNIA ELEVATIONS** 

AUNDRY. FLOOR PARKEI

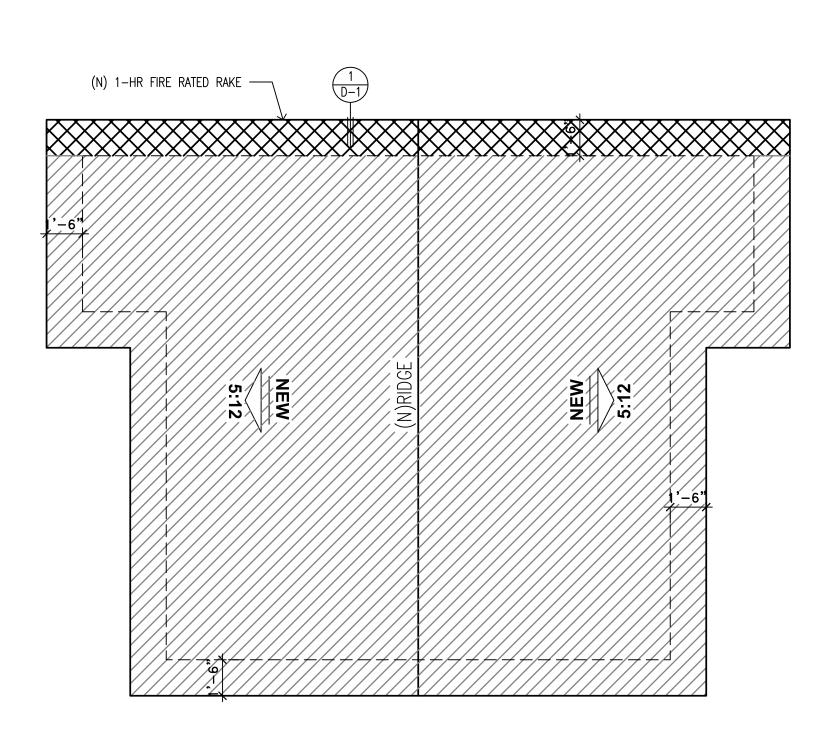
A.B.

DRAWN: CHECKED: NOTED SCALE: DATE: 7/1/25

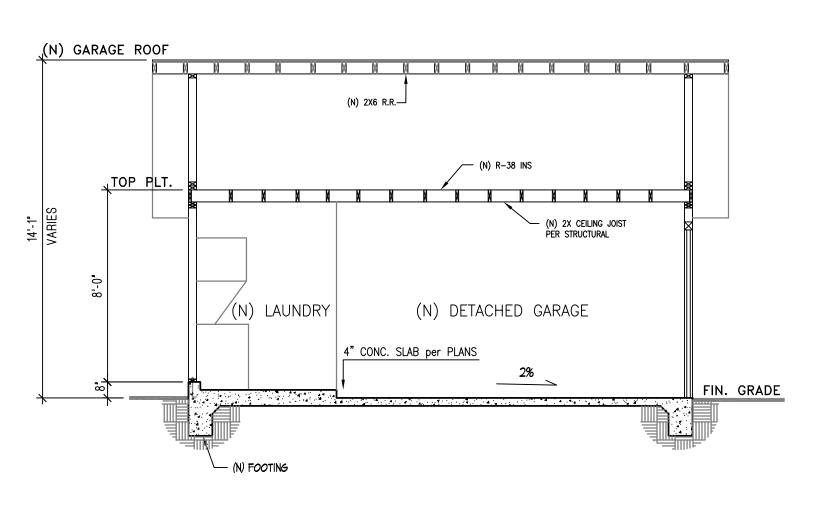
SHEET NO.

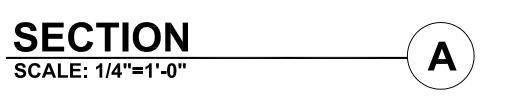
ROOFING MATERIAL TYPE:
GAF Timberline Cool Series Shingles (ICC-ESR 1475)
(N) 30 YR. COMPOSITION ROOF SHINGLES
CLASS "A" to MATCH EXISTING
ASPHAL SHINGLES SHALL BE
SELF- SEALING OR HAND- SEALED,
OVER 2-15 # FELT LAID W/ 19 MIN.
HORIZONTAL OVERLAP
MATCH EXISTING

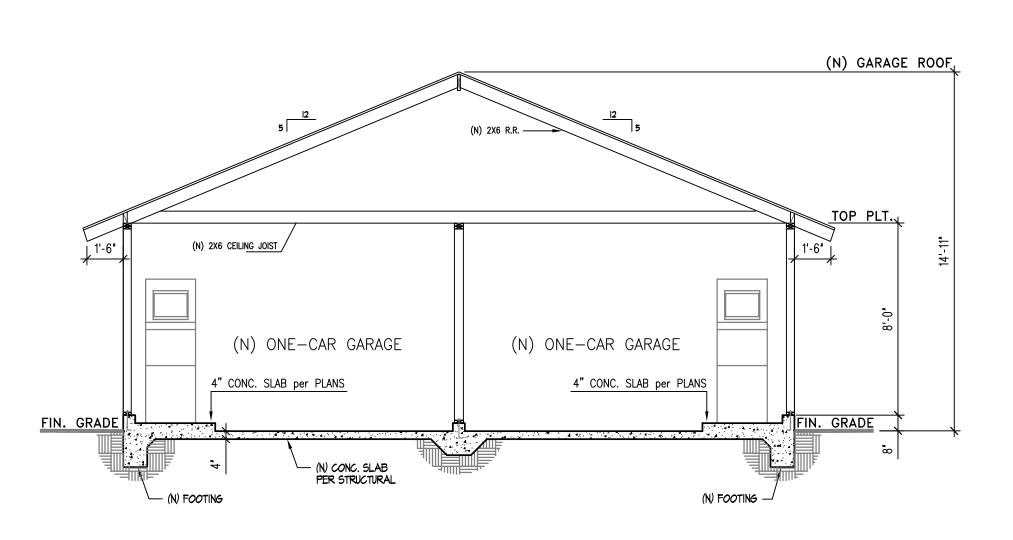
GAF Timberline Cool Series Shingles <u>COOL ANTIQUE SLATE:</u> SOLAR REFLECTANCE INDEX(SRI) = 29 INITIAL SOLAR REFLECTANCE = 0.27 THERMAL EMITTANCE = 0.92



(N) DETACHED GARAGE ROOF PLAN
486.3 SQ. FT. SCALE: 1/4"=1'-0"









REVISIONS E WITH LAUNDRY CALIFORNIA 9 ROOF SECTIONS DETACHED

JOB NO.

DRAWN:

SCALE:

DATE:

CHECKED:

J.N.

NOTED

7/1/25

# PROPERTY INFORMATION:

ADDRESS:	150S PARKER ST. C	PRANGE, CALIFORNIA 92868	
OWNER:	ALAN S. ROSEN	714-376-8620	
A.P.N:			390-672-17
TRACT:			398
BLOCK:			•
LOT:			12
ZONING:			122
CONSTRUC	CTION TYPE:		V-B
OCCUPANO	CY:		R-3
A-TRACT:	KORDES TR BLOCK:	C LOT: 12 TR 398	

# | SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	800 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU:	800 SQ. FT
(N) DETACHED ADU PORCH:	15 SQ. FT
(N) GARAGE (UNDER SEPARATE PERMIT):	486.3 SQ. FT
TOTAL NEW LIVING AREA	1600 SQ. FT
NEW LOT COVERAGE:	2140.3 SQ. FT
NEW LOT COVERAGE %:	31.7%
SCOPE OF WORK	

#### • NEW 1-STORY DETACHED ADU (800 S.F.)

C-1
A-1
A-2
A-3
A-4
D-1
T1 - T2
S-1
S-2
SD1
SD2

# **APPLICABLE CODES:**

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA TITLE 24 ENERGY CODE

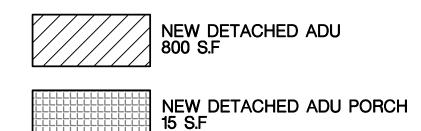
## **ABBREVIATIONS**

A.B.	ANCHOR BOLT	E.N.	EDGE NAILING	PL	PLATE		
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(d)	NAILS		
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD		
A.C.I.	AMERICAN	EQ.	EQUAL	P.S.F.	POUNDS PER		
	CONCRETE	EQUIP.	EQUIPMENT		SQUARE FOOT		
	INSTITUTE	EXIST (E)	EXISTING	P.S.I.	POUNDS PER		
A.I.S.C.	AMERICAN	EXP.	EXPANSION		SQUARE INCH		
	INSTITUTE OF	FIN.	FINISH	PRESS.	PRESSURE		
	STEEL CONSTR.	F.N.	FIELD NAILING	R.	RADIUS		
A.S.T.M.	AMERICAN SOCIETY	FLR.	FLOOR	REINF.	REINFORCING		
	FOR TESTING	FTG.	FOOTING	REQD.	REQUIRED		
	& MATERIALS	FDN.	FOUNDATION	RM.	ROOM		
ARCH.	ARCHITECT(URAL)	FRMG.	FRAMING	SCHED.	SCHEDULE		
BM.	BEAM	GA.	GAUGE	SHTG.	SHEATHING		
BD.	BOARD	GALV.	GALVANIZED	SHT.	SHEET		
BLK.	BLOCK	G.L.B.	GLUE LAM BEAM	SIM.	SIMILAR		
BLKG.	BLOCKING	GRD.	GRADE	SPEC.	SPECIFICATION		
вот.	воттом	H.D.	HOLDOWN	STGR.	STAGGER		
BLDG.	BUILDING	HGR.	HANGER	STD.	STANDARD		
CLG	CEILING	HDR.	HEADER	STL.	STEEL		
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER		
COL	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL		
C.M.U.	CONCRETE	IN.	INCH	SQ.	SQUARE		
	MASONRY	LD.	INSIDE DIAMETER	SYM.	SYMMETRICAL		
	UNIT	INT.	INTERIOR	THK.	THICK		
C'1	CONSTRUCTION	JST.	JOIST	U.B.C.	UNIFORM		
	JOINT	LAM.	LAMINATED		BUILDING		
CONC.	CONCRETE	LT. WT.	LIGHT WEIGHT		CODE		
CONN.	CONNECTION	M.B.	MACHINE BOLT	U.N.O.	UNLESS		
CONSTR.	CONSTRUCTION	MAS.	MASONRY		NOTED		
CONT.	CONTINUOUS	MAX.	MAXIMUM		OTHERWISE		
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL		
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE		
DIA. (ø)	DIAMETER	NO. or #	NUMBER		FABRIC		
DIM.	DIMENSION	O.C.	ON CENTER	W.W.M.	WELDED WIRE		
DBL.	DOUBLE	OPNG.	OPENING		MESH		
DWG.	DRAWING	OPP.	OPPOSITE	W.F.	WIDE FLANGE		

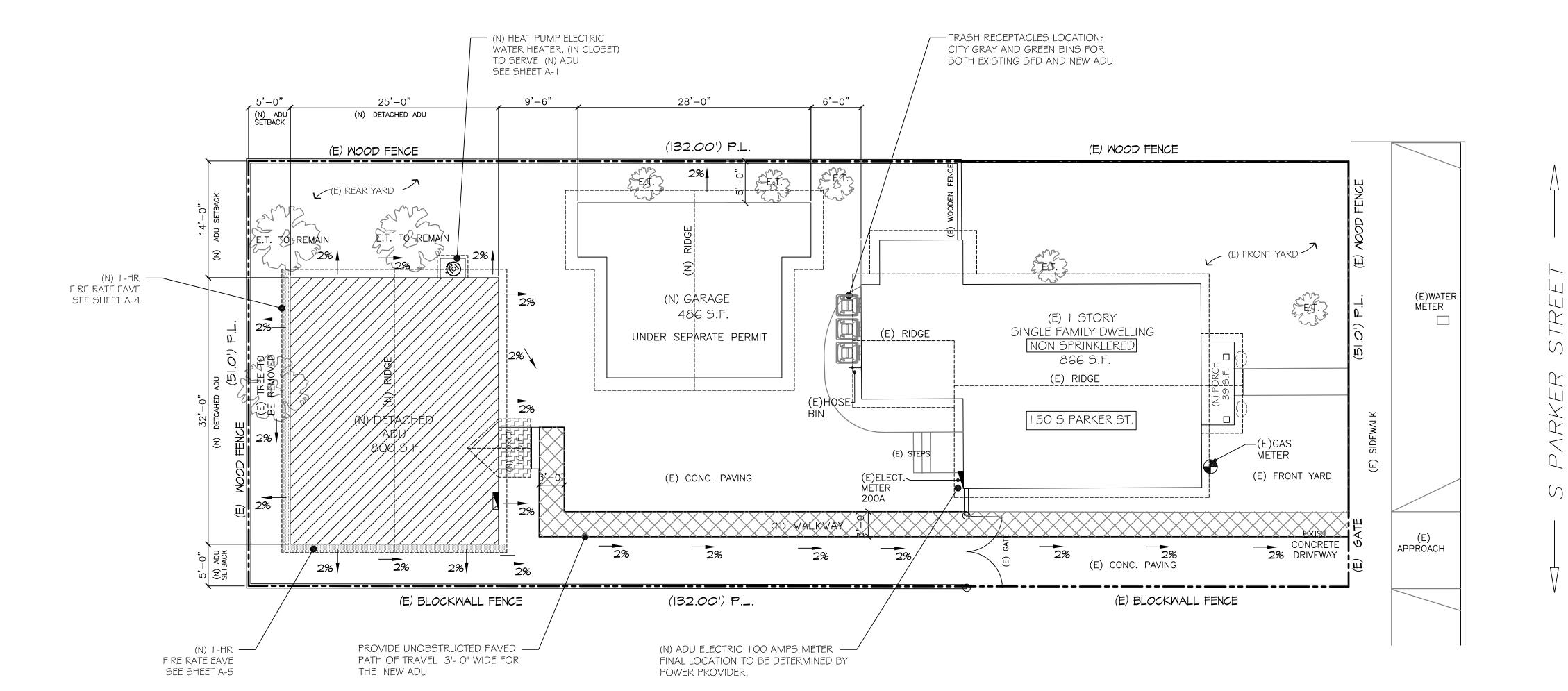
# EXIST BUILDING IS NON -SPRINKLERED NEW ADU TO BE NON - SPRINKLERED

**DEFERED SUBMITTALS:** 1. PV PLANS.

# LEGEND:



NEW ADU PATHWAY 3FT MIN.



# PROPOSED SITE PLAN



# NEAREST BUS STOP MAP



### GENERAL REQUIREMENTS:

FROM STREET

A. ALL NEW DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE # 6-22 B. BUILDING ADDRESS\* SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE

\*Landscaping maintained not to interfere with addressing (This will also apply to existing landscaping)

NOTE: 2% PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R401.3 EXCEPTION: Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.



#### **Orange Police Residential Requirements**

The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ord. #6-22). The following items shall be required on any new or remodeled residence:

Solid backing on wood door frames at lock mechanism Strike plate-16 gauge Screws-minimum 3" in wood frame jambs Operable windows/sliding doors shall have passed a C.M.B.S.O. forced entry test Exterior deadbolt door locks (including door from garage to residence) shall come from current City of Orange Approved Products List (or equivalent) Exterior pair of doors requires 5/8 inch flush bolts at head & threshold Minimum 180° door viewer required at exterior front door Address numbers minimum 4", illuminated during all hours of darkness

{To aid first responders, all addressing must be easily visible from the street and provide a clear path of travel shown from street to accessory dwelling unit} Lighting for multi-family buildings: Parking-1 foot-candle. Walkways-.50 foot-candle

CRIME PREVENTION BUREAU (714) 744-7327 or (714) 744-7555

REVISIONS

2868 LIFORNIA ADU ETACHED DRANGE, NEW

**L** 

CHECKED

SCALE NOTED DATE 08/20/24 SHEET NO.

# FLOOR PLAN NOTES

INDICATES FLOOR PLAN NOTES \_\_\_ SEE NUMBERS BELOW

DOUBLE KITCHEN SINK (SELECTED BY OWNER) WITH GARAGE DISPOSAL Parties 2 BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER!

SPECIFICATIONS). PROVIDE AIR CAP AT SINK.

3. 36" DROP IN COOK TOP WITH VENT TO OUTSIDE AIR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).

4. 48" CLEAR REFRIGERATOR SPACE - PROVIDE ROUGH IN PLUMBING FOR ICE MAKER

NOTE: WIDTH MAY VARY - VERIFY SIZE WITH OWNER. 5. MICROWAVE - PROVIDE SEPARATE ELECTRICAL CIRCUIT. (VERIFY DIMENSIONS WIT MANUFACTURER'S SPECIFICATIONS.)

DOUBLE OVEN, (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS) OPTIONAL TRASH COMPACTOR. (VERIFY DIMENSIONS WITH MANUFACTURER'

. PROVIDE 5 EQUAL SHELVES AT PANTRY . WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE O. DRYER SPACE - PROVIDE VENT OUTSIDE AIR
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE
FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE

APPLICABLE CODES AND REGULATIONS. 30" X 30" ATTIC ACCESS W/ F.A.U. IN ATTIC. IA. 22" X 30" ATTIC ACCESS - NO F.A.U. IN ATTIC.

2. TRACE OF F.A.U. IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED 24" WIDE PLYWOOD FLOOR PASSAGEWAY FROM ATTIC ACCESS PROVIDE CONDENSATE LINE TO OUTSIDE. PROVIDE LIGHT AND SWITCH IN ATTIC. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT. SEE 'T-24' REQUIREMENTS AT SHEET FOR MANUFACTURER AND MODEL NUMBER. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN FURNACE MANUFACTURER'S SPECIFICATIONS.

RETURN AIR GRILL FOR F.A.U.

PROVIDE RIGID FRAME PLATFORM - TO BE MINIMUM OF 18" FROM GARAGE FLOOR TO BURNING ELEMENT. SKIN PLATFORM WITH 5/8" TYPE "X" GYPSUM BOARD 15. WATER HEATER - PROVIDE SEISMIC STRAP. FINAL LOCATION OF THE WATER

HEATER VENT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.

GARAGE WALL AND SUPPORTING POSTS OR COLUMNS ADJACENT TO OR UNDER DWELLING SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD PER C.B.C. SECTION 701.-CONTINUOUS TO ROOF SHEATHING.

GARAGE ATTIC SPACE ADJACENT TO NEW SECOND STORY ADDITION SHALL BE PROVIDED WITH 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD APPLIED TO GARAGE SIDE (EXTEND TO UNDER-SIDE OF THE ROOF SHEATHING (R302.6)

7A. OPTIONAL I/2" GYPSUM BOARD AT WALLS. BALLOON FRAMED WALL WITH 2x6 DF#2 STUDS @ 16" oc: SEE FRAMING PLANS

22. GAS APPLIANCE BY "MARCO COMPANY" MODEL NO. A36P, A.N.S.I. # 221.50b - SEE INTERIOR ELEVATIONS FOR FACING. PROVIDE VENT PER FIREPLACE MANUFACTURE. 24. OPTIONAL DIRECT VENT FLUSH HEARTH FIRE PLACE TO BE SELECTED BY OWNER.

25. APPROVED SMOKE DETECTOR PER C.B.C. SECTION 907. DETECTOR TO BE PERMANENTLY WIRED AND WITHOUT A DISCONNECTION SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALARM. ALL SMOKE DETECTORS SHALL HAVE APPROVED BATTERY BACK-UP. 26. PROVIDE OUTLET FOR GARAGE DOOR OPENER.

27. DUCT CHASE FROM EAVE AT SECOND FLOOR TO ATTIC SPACE AND ALONG CHIMNEY FLUE PROVIDE DRAFT STOP AND REQUIRED BY CODE. VERIFY SIZE WITH H.V.A.C. CONTRACTOR.

28. PROVIDE 220V AT A.C. CONDENSER LOCATION VERIFY EXACT LOCATION WITH H.V.A.C. CONTRACTOR AND BUILDER PRIOR TO INSTALLATION - LOT DEPENDANT 29. PROVIDE FAN - LIGHT COMBINATION. EXHAUST FAN SHALL BE CAPABLE

OF PROVIDING (5) AIR CHANGES PER HOUR. 29A. MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE

OF PROVIDING (5) AIR CHANGES PER HOUR. 30. PROVIDE CEILING MOUNT FLUORESCENT FIXTURE AT WATER CLOSET COMPARTMENT ON 3-WAY SWITCH. PROVIDE ONE SWITCH IN CLOSET COMPARTMENT AND ONE THE FIRST SWITCH AS ONE ENTERS MASTER BATH.

THEATRICAL LIGHTING.

32. PROVIDE CEILING MOUNT FLUORESCENT FIXTURE TO BE SWITCHED FROM FIRST SWITCH AS ONE ENTERS BATH OR KITCHEN.

33. SHELF AND SINGLE POLE.

34. 32" X 60" PRESSED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE WAINSCOT TO ONE FULL TILE ABOVE SHOWER HEAD - VERIFY WITH OWNER.

35. 42" X 60" ACRYLIC TUB WITH CERAMIC TILE SPLASH AND SURROUND.

PROVIDE WHIRLPOOL W/ (6)- JETS OR AS INDICATED BY OWNER.
36. SHOWER WITH CERAMIC TILE PAN AND WAINSCOT TO ONE FULL TILE ABOVE SHOWER HEAD LOCATE AT 80" ABOVE DRAIN. VERIFY WITH OWNER.

38. FINAL SIZE AND LOCATION OF ELECTRICAL PANEL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODE AND REGULATIONS. BUILDER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY

PROPOSED DEVIATION FROM PLANS. 39. GARAGE SLAB AND CURB HEIGHT MAY VARY FROM BASIC CONDITION DUE TO SITE GRADE VARIATIONS. ADD CONCRETE STEP IF REQUIRED. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF WORK. STAIRWAYS HAVING FOUR OR MORE RISERS

SHALL HAVE A CONTINUOUS HANDRAIL AT ONE SIDE PER C.B.C. SECTION 1123A.

40. CLOSET LEGHTING SHALL COMPLY WITH N.E.C. 410-8 FOR MINIMUM CLEARANCE FORM STORAGE SPACE.

41. GYPSUM BOARD SHELF - SEE PLAN FOR HEIGHT - PAINT TOP WITH ENAMEL FINISH. 42. TRACE OF SECOND FLOOR ABOVE.

43. GYPSUM BOARD SOFFIT - TOP AT 96" UNLESS NOTED OTHERWISE

45. STUCCO ARCH 46. STUCCO SOFFIT, SEE PLAN/ELEV. FOR HEIGHT. 47. APPROVED DECK COATING DEX-0 TEX WEATHERWEAR DECK COVER INSTALL per ICC-ESR 1757

48. STUCCO COLUMN, TYP. 49. LOW WALL 42" HIGH MIN. - SEE PLAN FOR HEIGHT AND DETAIL.

50. 42" HIGH HANDRAIL SEE DETAIL 18/D-1 HANDRAILS SHALL COMPLY WITH C.B.C. 1123A AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF STAIRS. SEE DETAIL 22/D.1 AT RAKE.

51. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch

between the wall and the handrails. (R311.7.8.2)

52. PROVIDE OUTLET FOR LOW VOLTAGE ADDRESS LIGHT.
53. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ENCLOSED USABLE SPACE UNDER STAIRS
AT BOTTOM OF STAIR STRINGERS. AND AT ADJACENT WALLS UNDER STAIRS, INCLUDE WALLS,
UNDER-STAIRS SURFACE AND ANY SOFFIS SHALL BE PROTECTED ON THE ENCLOSED SIDE.

54. LAUNDRY TRAY.

55. PROVIDE RECESSED FLUORESCENT LIGHT FIXTURES AS INDICATED - TO BE SWITCHED FROM FIRST LIGHT SWITCH AS ONE ENTERS KITCHEN.
56. DUCT CHASE - PROVIDE DRAFT STOP AS REQUIRED BY CODE. VERIFY SIZE WITH

HEATING SUB-CONTRACTOR. 58. PROVIDE CAST-IRON WASTE PIPE.

I. TRACE OF OPTIONAL DECK ABOVE DRYER VENT LOCATION. (5" DIA, 26 GA. G.I. - VERIFY PER CODE).

62. WET BAR - PROVIDE PORCELAIN O/ CAST IRON SINK-SEE INTERIOR ELEVATIONS.
63. VANITY - SIZE AND STYLE TO BE SELECTED BY OWNER
64. OMIT ELECTRICAL OUTLET AT OPTIONAL FIREPLACE.
65. PROVIDE ELECTRICAL OUTLET AT STANDARD CONDITION.
66. STONE VENEER - SEE ELEVATION FOR HEIGHT AND TYPE.

67. BUMPER GUARD. 68. PROVIDE R-13 BATT INSULATION AT LAUNDRY ROOM WALL AS INDICATED.

2'-6" X 6'-8" DRYWALL OPENING. CONC. LANDING PER FOUNDATION PLANS

CASED OPENING 8'-2" R.O. CENTERED AT ROOM, TOP AT 96" OPTIONAL PRE-FAB COLUMN TO BE SELECTED BY OWNER. CRIPPLE WALL.

75. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER. - TO THE EXTERIOR.

16. MD. SHUTTER - SEE ELEVATION FOR HEIGHT AND TYPE. OPTIONAL OPENING TO MATCH LIVING ROOM SIDE

18. LINEN - PROVIDE 5 EQUALLY SPACED SHELVES.

80. SHATTERPROOF SHOWER ENCLOSURE, TYPICAL.
81. SLOPE OF DECK (MIN. 1/4" PER FT.) TO ASSURE DRAINAGE. U.B.C. SEC. 1506.1. 82. EXTERIOR DECKS & BALCONIES SEALED UNDERNEATH SHALL BE WATERPROOFED.

C.B.C. SEC. 1402.3. "ENDURO-KOTE" DECK COATING (I HR. CONSTR.) 83. UNDER CABINET FLUOR. LIGHT. 84. Door openings between a private garage and the dwelling unit shall be either a

solid wood door or a solid or honeycomb core steel door not less than 1 3/8" thick and self closing and self latching. The door may also be a 20 minute rated assembly. (R302.5.1) . USE DOOR BY Masonite OR EQUAL.

WINDOW SCHEDULE MATERIALS | FACTOR | FACTOR | UNITS | NO.WINDOW SIZE TYPE 〈A〉3′-0″×1′-0″ |\*\*SLIDE/TEMP. GLS.|FIBERGLASS| 0.30 | 0.23 | 2  $(B)3'-4''\times4'-4''$  | SINGLE HUNG | FIBERGLASS | 0.30 | 0.23 | 5

LEGEND

L-TYPE L---HEIGHT \*NOTE: ALL WINDOWS - DOUBLE GLAZE DOOR SCHEDULI DOOR FRAME HDWR, NOTES LOCATION UNITS NO. DOOR SIZE WD. WD. HOLLOW CORE BATH #1/BEDROOMS #2,3 (1)2′-8″×6′-8″ WD. WD. SOLID CORE (2)3'-0"x6'-8" ENTRY WD. WD. (3)6'-0"x6'-8" HOLLOW CORE CLOSET #1 & #2  $(4)5'-1''\times6'-8''$ WD. WD. HOLLOW CORE CLOSET #3 WD. WD. HOLLOW CORE (5)3'-0"x6'-8" BATH #2/BEDROOM #2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

 $(6)2'-8''\times5'-8''(MIN.) \mid WD. \mid WD.$ 

#### 15.52.060 WINDOWS AND SLIDING GLASS DOORS

SOLID CORE

A. SHALL COMPLY WITH C.M.B.S.O. or C.A.W.M. FORCED ENTRY TEST FOR OPERABLE WINDOWS/SLIDING DOORS

WATER HEATER CLOSET 1

BRAND	MODEL NUMBER
Keedex	K24, K24LA
Marks	130 Series, (Functions K, L, M, S)
Alpine Windows	Series 580 (OX) Single Hung
Jeld-Wen	Series 4850 Horizontal Sliding
	Keedex Marks Alpine Windows

\*\*Sliding windows must meet the CMBSO or CAWM standards for forced entry

Note: 15.52.050 Frames, Jambs, Strikes, Hinges in accordance with "Approved Products List 1/23" 15.52.060 Windows & Sliding Glass Doors in accordance with "Approved Products List 1/23" 15.52.080 Special Building Provisions-Residential in accordance with "Approved Products List 1/23"

	ELECTRICAL LEGEND			UTILITY LEGEND		
(	<b>=</b>	DUPLEX OUTLET		H.B.	WATER HOSE BIB ANTI-SIPHON TYPE	
(	<b>⇒</b> 220∨	DUPLEX OUTLET 220 VOLTS	-	C.M.	COLD WATER STUB OUT	
(	⇒ MP GFI	DUPLEX OUTLET WATERPROOF GROUND FAULT	-	HM.	HOT WATER STUB OUT	
		INTERRUPTER	-	H.B. S.O.V.	HOSE BIB WITH SHUT OFF VALVE	
	<del>⇔</del> 3	ELECT SWITCH THREE WAY	<u>—</u> X	KEY	GAS VALVE KEY	
	<b>√</b> ∨5	VACANCY SENSOR SWITCH	-•	- F.G.	FUEL GAS	
PHOTO CELL 10TION	HOTO P	WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION			NOTE: - Newly Installed Fans shall be ENERGY STAR	
ENSOR	<b>D</b>	RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE			compliant and be ducted to terminate to the outside of the building. - Newly Installed Fans,	
	LED ————————————————————————————————————	Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well			not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.	
=		VAPOR PROOF				

A.F.C.I. DUPLEX OUTLET Exterior Lighting Luminaires SHALL be high efficacy and shall GROUND FAULT meet the followingr equirements, as applicable per CEnergy INTERRUPTER C 150.0(k)(3): ELECTRICAL i) SHALL BE Controlled by a manual ON and OFF switch that

c) below; and

does not override to ON the automaticactions of Items b) or

automatically reactivates the motion sensor within 6 hours; or

ii) Controlled by photocell and motion sensor. Controls that

override to ON shall not be allowed unless the override

iii) Controlled by one of the following methods:

(3) Energy management control system.

(2) Astronomical time clock.

(I) Photocontrol and automatic time switch control.

J BOX S EX.FAN EXHAUST W/ HUMIDISTAT FAN (5 AIR CHANGES PER HR.)

(50 CFM) VENTED TO OUTSIDE AIR

PENDANT LIGHT

PENDANT SMOKE DETECTOR

TV JACK

CARBON MONOXIDE DETECTOR

VS VACANCY SENSOR

LED LIGHT

BATHROOM GRAB BAR REQUIREMETNS:

At least one full bathroom at the entry level shall be provided with reinforcement for future grab bar installation for the water closet and bathtub or shower Reinforcement shall be 2x8 solid lumber, installed between 32" and 39-1/4" above finished floor.

Reinforcement shall be installed on one side wall and the back wall or both side walls of the water closet, where a grab bar can be installed in the future, with the top of the grab bar between 33"-36" above finished floor. Reinforcement shall be continuous for the shower or bathtub,

with reinforcement installed on the back, head, and side walls. An additional reinforcement shall be provided on the side wall for a future, lower grab bar, no more than 6" above the rim of the tub.

# BATHROOM NOTES:

 $\mid$  A. $\mid$  ALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II & SHALL BE SHATTERPROOF GLASS ENCLOSURE. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 sq. in. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.

ALL SHOWERS AND TUB-SHOWER SHALL HAVE A PRESSURE

CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

BALANCE OR A THERMOSTATIC MIXING VALVE. WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" OC. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

D. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN. PER 1,000 BTU IS REQUIRED FOR THE FORCED AIR FURNACE IF APPLICABLE. E. WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE

CEILING SUPPORT AT MAXIMUM 12" OC. ADD BLOCKING, FURRING, OR

NOTE: ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

Showerheads is to have a maximum flow capacity of 2.5 gallons per minute Toilet to use not more than 1.6 gallons of water per flush

EXISTING PLUMBING FIXTURES SHALL BE THE FOLLOWING:

15.52.080 SPECIAL BUILDING PROVISIONS - RESIDENTIAL

ONE MOTION, LEVER HANDLED, DEADBOLT FUNCTION REQUIRED

A. SOLID BACKING 6" ABOVE AND BELOW STRIKE PLATE BEHIND JAMB REQUIRED

D. STRIKE PLATE = 16GA. SCREWS - MIN. 3" INTO WOOD FRAMED JAMBS

B. HORIZONTAL BLOCKING IN WOOD FRAME CONSTRUCTION = 3 STUD SPACES AT LOCK HEIGHT

(2) EXTERIOR DOORS: DEADBOLT TO HAVE I" BOLT PROJECTION

CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED

15.52.050 FRAMES, JAMBS, STRIKES, HINGES

C. ONE-PIECE DOOR STOPS WITH JAMB FOR IN-SWING DOORS

A. SWINGING EXTERIOR DOOR: HM = 18 GA., OR SC WOOD OR FIBERGLASS = 1 3/4" AND RAISED PANEL MIN. = 9/16"

(5) MINIMUM 180° DOOR VIEWER REQUIRED AT MAIN ENTRY EXTERIOR DOOR UNLESS CLEAR GLASS IS INSTALLED ON DOOR

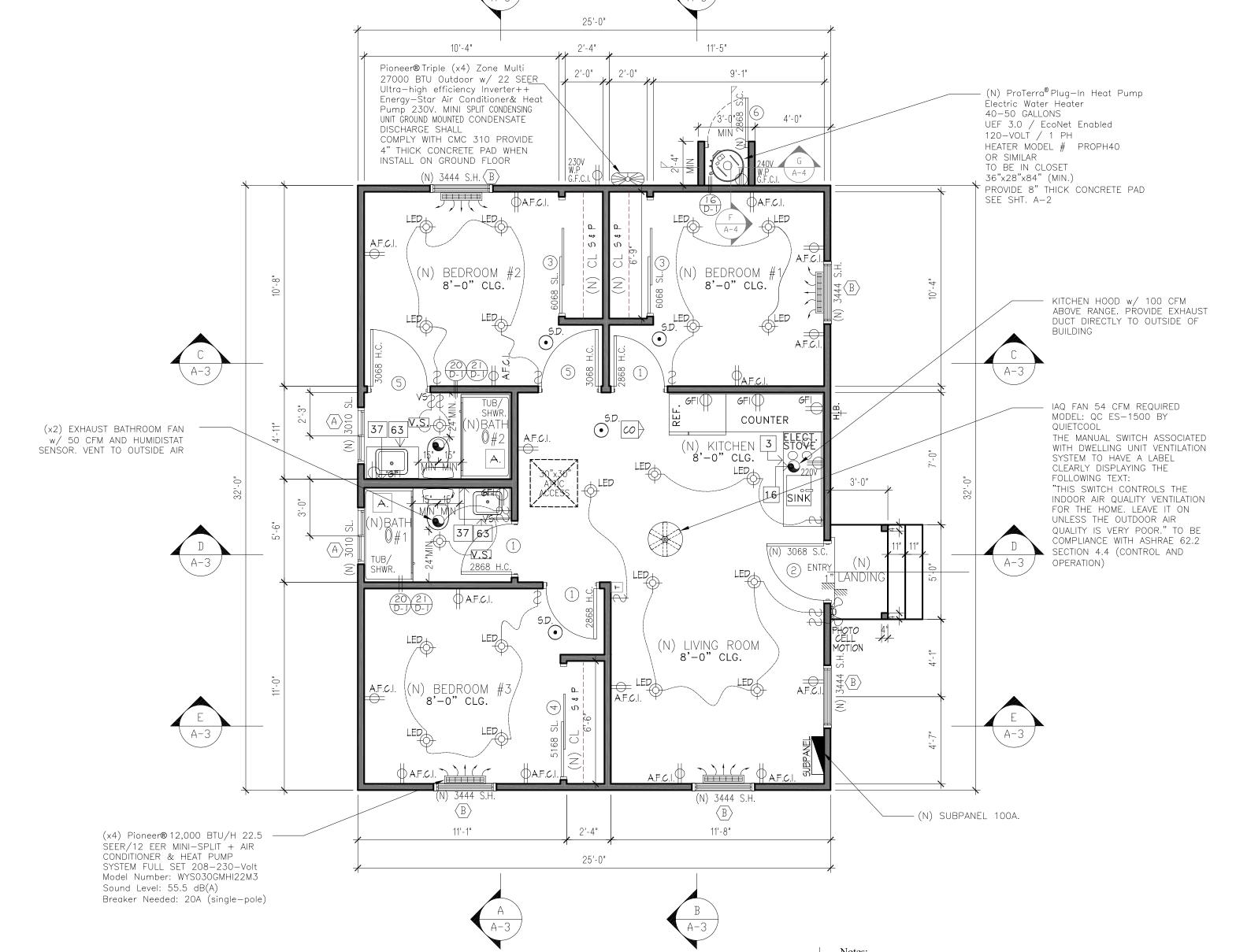
i. Interior faucet cannot emit more than 2.2 gallons per minute

NOTE: ALL LIGHTING TO BE HIGH EFFICANCY. CEnergyC 150.0(K)1(A)

NOTE: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE FINISH FLOOR. SEE 21/D-1

| NEW WALL (FULL HEIGHT) 2x4 STUDS @ 16" O.C. 3040 SL NEW WINDOW WITH SIZE NEW DOOR WITH SIZE

WALL LEGEND



(800 SQ. FT.

PROPOSED FLOOR PLAN

Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story. (907.2.11.2, R314.3)

(SMOKE DETECTORS NOTE:

The power source for smoke detectors shall be as follows: a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4) b. In existing SFD, smoke detectors may be battery operated. (907.2.11.6, R314.4)

CARBON MONOXIDE ALARMS REQUIRED BY SEC. 420.4, 420.6,  $^{igltcolored}$  & R315. ALARM SHALL BE HARDWIRED WITH BATTERY BACK UP

NOTE: BATTERY CARBON MONOXIDE ALARM IS PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE

A. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. CRC R314

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

B. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

A. CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL BE ACTIVATE ALL ALARMS.

Newly constructed dwelling units including detached ADUs are required to comply with Aging-In-Place requirements in accordance with CRC R327.

a) At least one bathroom and one bedroom shall be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3 (2-8 doors do not provide 32" clear width with due to door stop.)

b) At least one bathroom on the entry level shall be provided with reinforcement installed inaccordance with this section. Where there is no bathroom on the entry level, at least one bathroomon the floor above shall comply with this section.

i) Specify the reinforcement to be solid lumber and not less than 2X8.

ii) The reinforcement shall be located between 32" and 39 1/4" above the finished iii) Specify the water closet reinforcement to be installed on both side walls of the

iv) Specify the shower reinforcement shall be continuous where wall framing is provided.

v) Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grabbar shall be provided with the bottom edge located no more than 6" above the bathtub rim.

c) Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15"measured from the bottom of the outlet box above the finish floor.

d) Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of thedoorbell button assembly.

See 20/D-1 bath - grab bar reinforcement See 21/D-1 heights for electrical receptacles

fixture, orone side wall and the back wall.

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REVISIONS

ET 28 ADU

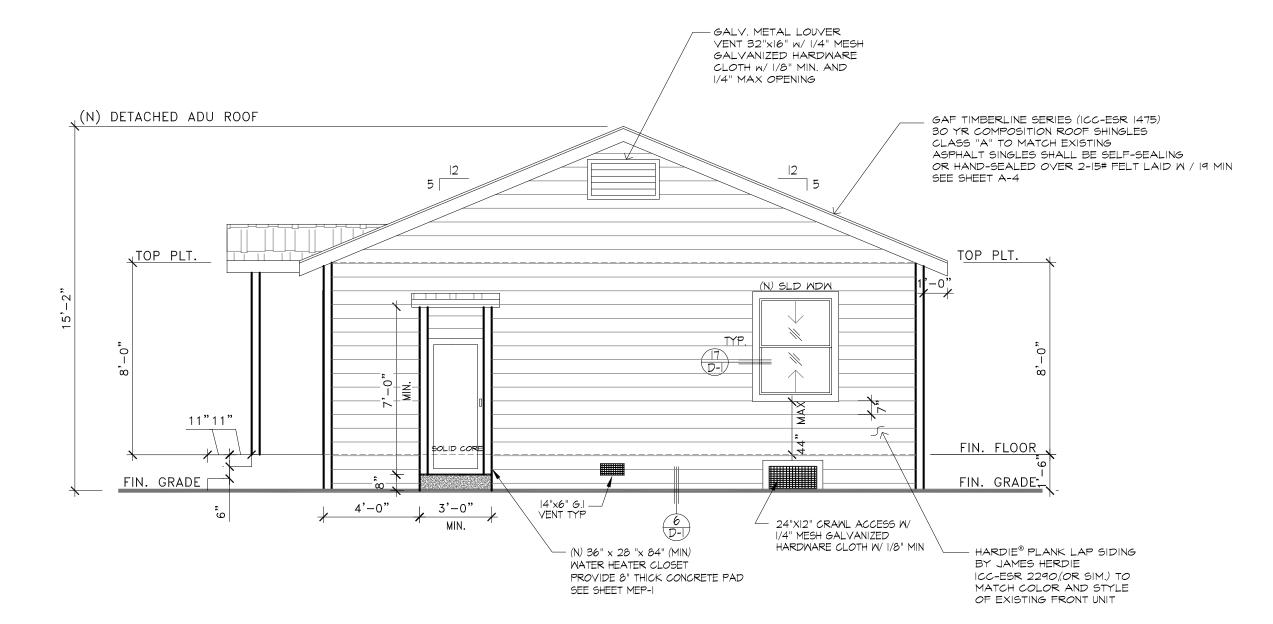
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JOB NO. 24\_045 DRAWN: J.N. CHECKED: A.B.

SCALE: NOTED DATE: 7/1/25 SHEET NO.

# DETACHED ADU FRONT ELEVATION EAST



# DETACHED ADU LEFT ELEVATION NORTH



- EXISTING CEMENT SIDING FROM PRIMARY HOUSE. NEW DETACHED GARAGE TO MATCH COLOR & STYLE OF EXISTING UNIT

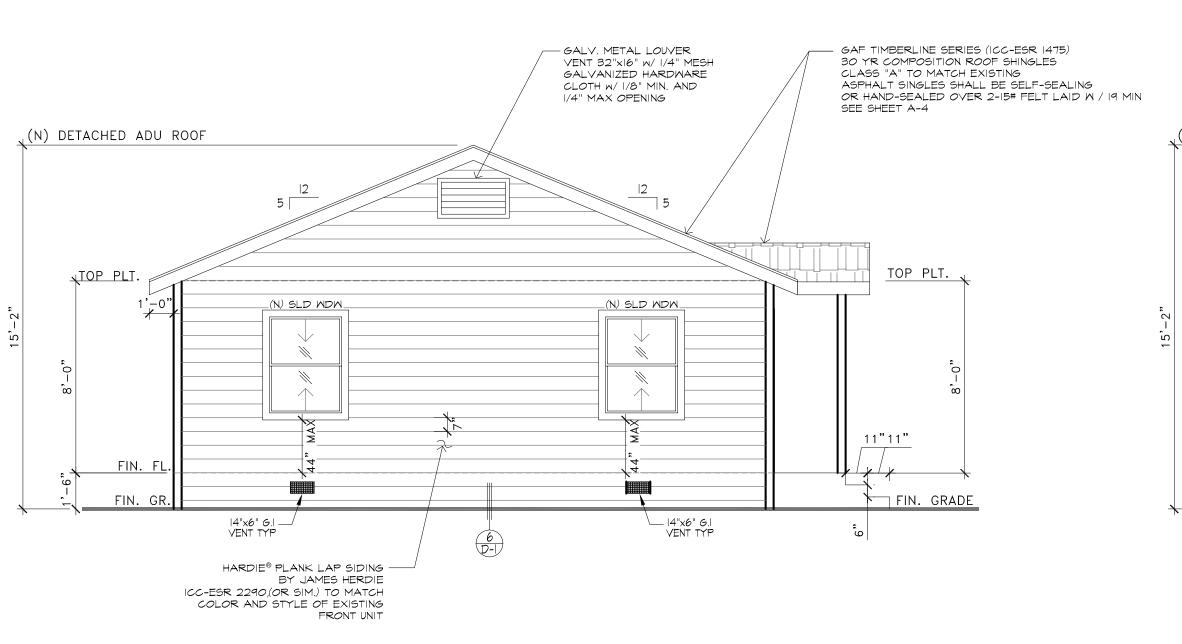
REQUIRED CRAWL SPACE VENTILATION: (N) DETACHED ADU 800 SQ. FT. / 150 = 5.3 SQ. FT 5.3 x 144 = 768 SQ. INCH 288 SQ, INCH PER 24X12 CRAWL ACCESS 84 SQ, INCH PER 14X6 VENT PROVIDE 6 VENTS & 1 CRAWL ACCESS

# NOTE:

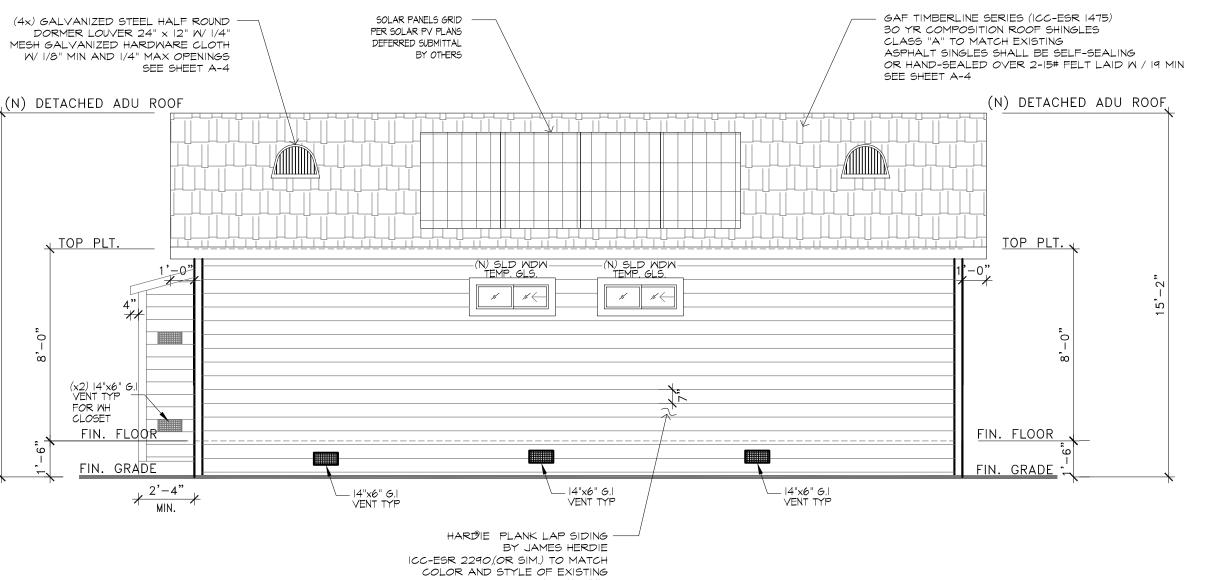
Address Identification Per CRC R319. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be illuminated Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch.

# NOTE:

ALL ADU exterior finishes MUST match between the existing primary dwelling which includes: (a) The design, pitch, color, material, and texture of the roof eave details of the ADU shall be substantially the same as the primary unit; (b) The color, material, texture of all building walls, windows, and doors of an ADU shall be similar to and compatible with the primary unit; (c) The architectural style and scale of an ADU shall match the primary unit.



DETACHED ADU RIGHT ELEVATION SOUTH



DETACHED ADU REAR ELEVATION WEST

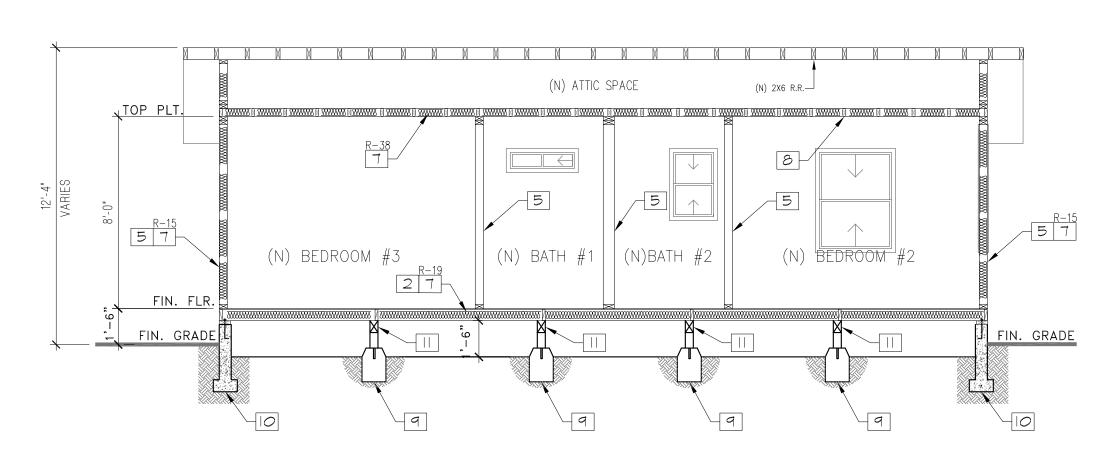
REVISIONS

ADU

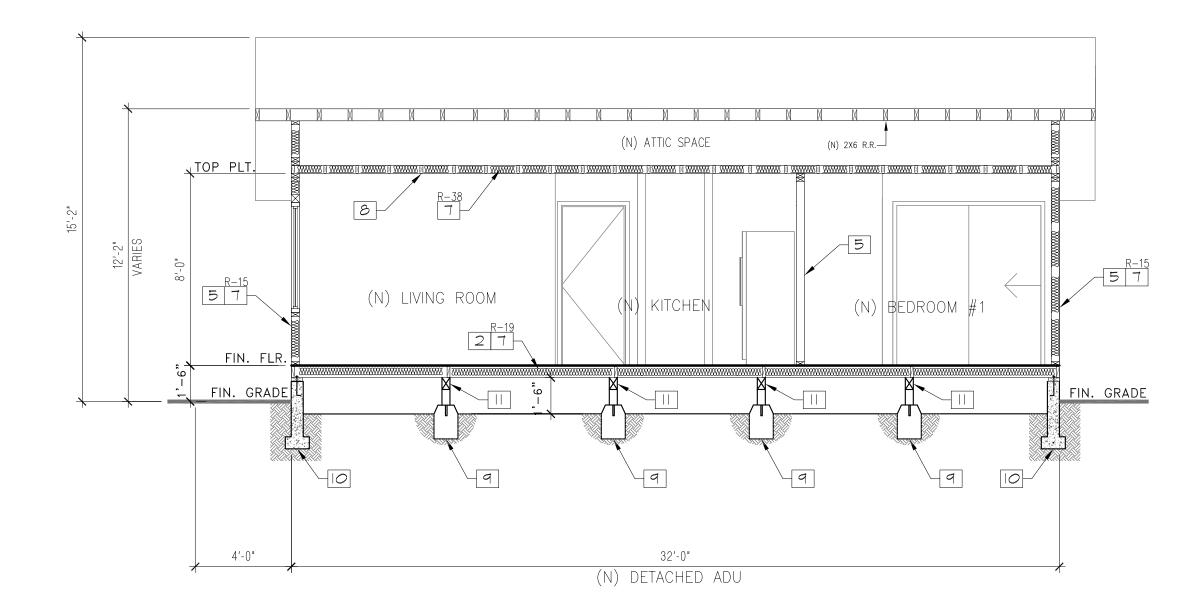
PARKER STREET CALIFORNIA 92868 **DETACHED** 

NEW

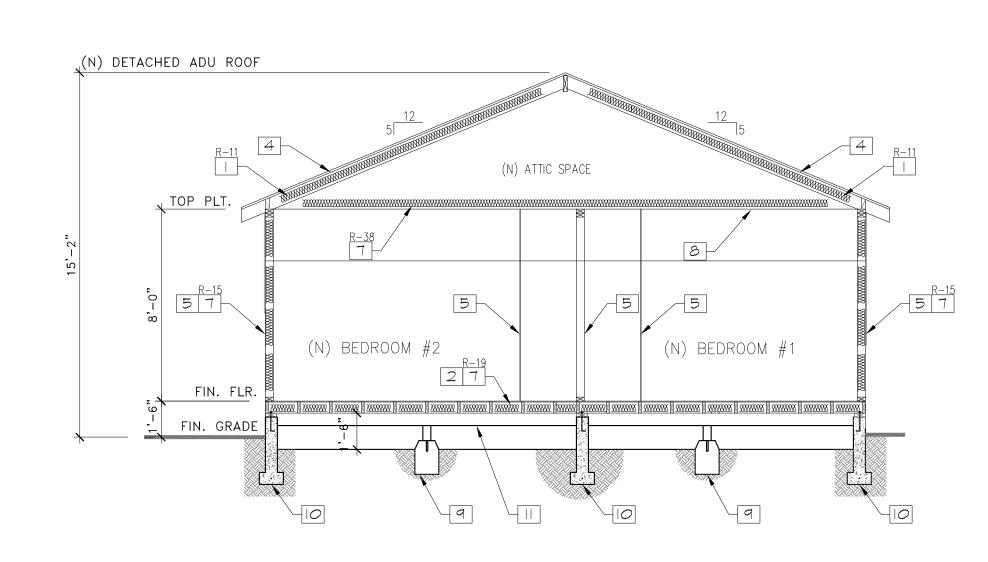
JOB NO. DRAWN: J.N. CHECKED: A.B. SCALE: NOTED 7/1/25 DATE: SHEET NO.



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

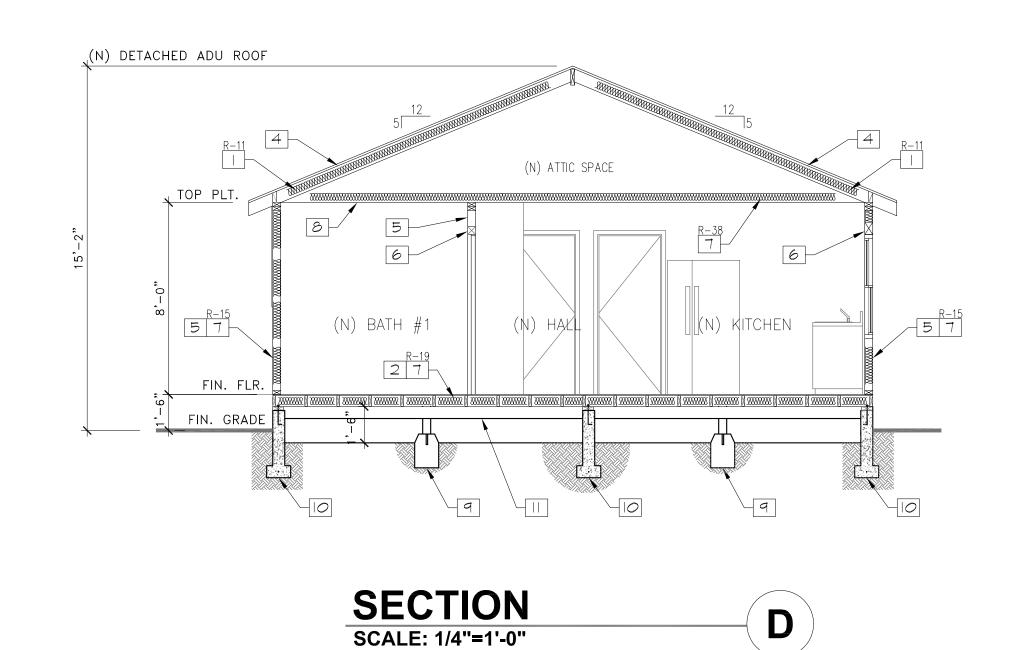


SECTION
SCALE: 1/4"=1'-0"



**SECTION** 

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



# SECTION NOTES

REFER TO FRAMING PLAN FOR SIZE AND SPACING OF ALL STRUCTURAL MEMBERS.

INDICATES BUILDING SECTION NOTES

SEE NUMBERS BELOW

I. NEW ROOF INSULATION R-II TYP. REQUIREMENTS PER T24

NEW 2x6 FLOOR JOIST FRAMING PER STRUCTURAL SEE SHT. S-I
 NEW RIDGE BOARD PER STRUCTURAL SEE SHT. S-2

4. NEW ROOF RAFTERS 2x6 PER FRAMING PLAN SEE SHT. S-2

5. NEW FULL HGT. WALL: 2X4 STUDS AT 16" O/C 6. NEW HEADER PER STRUCTURAL SEE SHT. S-2

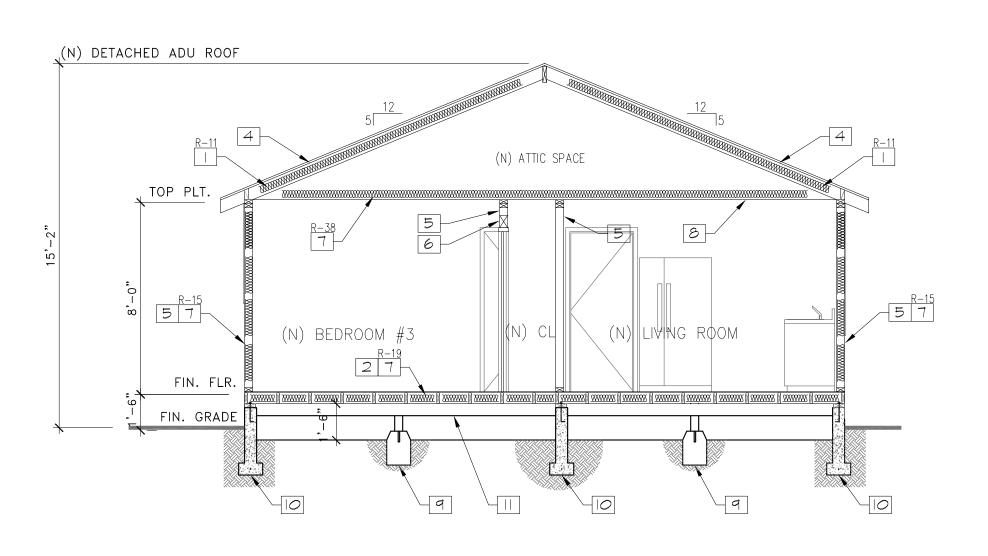
7. NEW BATT INSULATIONS R-15 AT NEW EXTERIOR WALL, PER T24 AT NEW CEILING R-38 TPY. REQUIREMENTS PER T24 & AT NEW FLOOR CRAWLSPACE R-19 TYP. REQUIREMENTS PER T24

8. NEW 2x6 CEILING JOIST PER FRAMING PLAN SEE S-2
9. NEW CONC. PIER PER STRUCTURAL SEE SHT. S-I

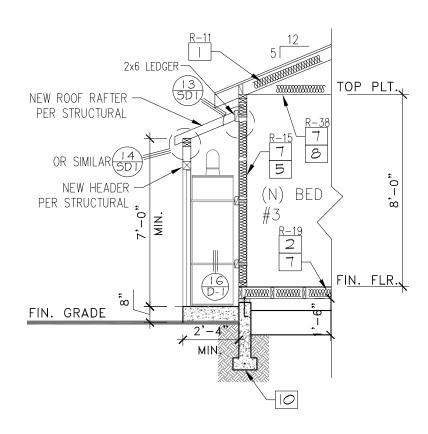
IO. NEW FOOTING PER STRUCTURAL SEE SHT. S-I

II. NEW 4x6 DR. BEAM PER STRUCTURAL SEE SHT. S-I

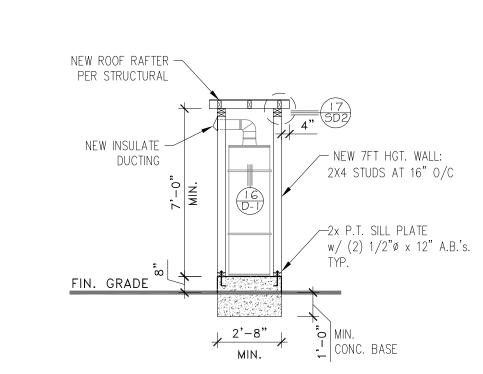
BUILDING FRAMING SECTIONS REPRESENT APPROXIMATE ARCHITECTURAL RELATIONSHIPS ONLY AND DO NOT NECESSARILY REPRESENT STRUCTURAL ENGINEERING CONDITIONS, CONNECTIONS, OR MATERIALS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL SUPERCEDING STRUCTURAL REQUIREMENTS. REPORT ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH WORK.



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

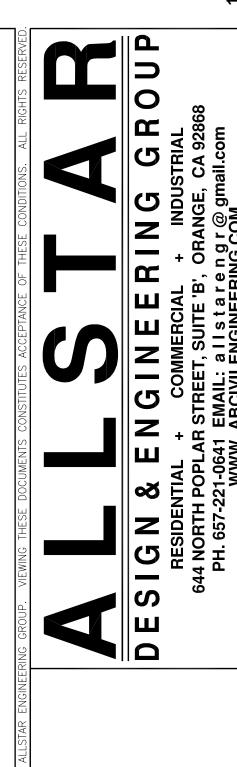






SECTION
SCALE: 1/4"=1'-0"

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REVISIONS

NEW DETACHED ADU
135 S CLARK STREET
DRANGE, CALIFORNIA 92868
SECTIONS

JOB NO. 24-045

DRAWN: J.N.

CHECKED: A.B.

SCALE: NOTED

DATE: 7/1/25

SHEET NO.