

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

**RESOLUTION NO. PC 03-26**

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

**APPLICANT: KYLE ZIMMERMAN, FRIENDS CHURCH ORANGE**

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

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

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

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

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

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

## **SECTION 1 – FINDINGS**

### **General Plan Required Findings:**

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

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

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

### **Conditional Use Permit Required Findings:**

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

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

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

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

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

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

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

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

#### **Design Review Findings:**

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

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

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

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

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

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

#### **Minor Site Plan Review Findings:**

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

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

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

*17.10.060.H.2).*

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

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

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

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

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

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

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

## **SECTION 2 – ENVIRONMENTAL REVIEW**

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

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

### **SECTION 3– CONDITIONS OF APPROVAL**

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

1. The project shall conform in substance and be maintained in general conformance with the plans submitted (date stamped January 8, 2026) and as recommended for approval by the Planning Commission.
2. Any increase in the area used for religious services, or in the nature and operation of the use approved by Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, shall require an application for a new or amended Conditional Use Permit.
3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
4. The applicant agrees, as a condition of City's approval Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
5. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community

Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may administratively approve the changed plan.

6. Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191 shall become void if not vested within two years from the date of approval. Time extensions may be granted pursuant to OMC Section 17.08.060.
7. Additional uses on the property shall cease to operate a minimum of one-half hour prior to the start of the religious service and shall not recommence operation until a minimum of one-half hour after the end of the religious service.
8. Special Events such as Open Houses or Grand Openings may occur through the Special Events process. Completed applications should be submitted to the City's Community Development Code Enforcement Division in writing at least four weeks prior to the event.
9. The use shall comply with Orange Municipal Code Section 8.24 Noise Control at all times. Any noise/music shall not be audible at the exterior of the building, whether the doors/windows are open or closed.
10. Building permits shall be obtained for all site and tenant improvements, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
11. These conditions shall be reprinted on the first or second page of the construction documents for site and/or tenant improvements when submitting to the Building Division for the plan check process.
12. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
13. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.
14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director or designee that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
15. Exterior paint colors shall be revised to a warm off-white tone and shall not include bright white or high-reflectivity finishes. Final paint colors shall be submitted for review and approval by the Community Development Director or designee prior to issuance of building permits.

### Signage

16. All signage shall comply with OMC Chapter 17.36 Sign Regulations. Project signage shall be subject to review and approval by the Community Development Director or designee. Sign permits are required. Should a sign program be required in the future, a new application shall be submitted to the City for review and approval.
17. Signs shall be externally illuminated. Internally illuminated signs are not permitted, with the exception of halo-lit channel letters. Neon is encouraged for blade or wall signs. External illumination may be from concealed sources or from compatible metal fixtures.

### Landscaping

18. Prior to building permit issuance, final landscape plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation verifying compliance with this requirement for review and approval by the Community Development Director or designee.
19. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the architectural site plan, grading plan, and conceptual landscape plan as proposed for the project for the review and approval of the Community Development Director or designee. Landscape and irrigation plans shall be prepared by a landscape architect. The City may require peer review of submitted landscape and irrigation plans by a separate registered landscape architect at the applicant's cost. Subsequently, upon final inspection, the City may require a separate landscape architect to verify, at the applicant's cost, that planting materials and irrigation are installed according to approved landscape plans.
20. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
21. Prior to building permit issuance, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Community Development Director or designee.
22. Prior to Certificate of Occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement

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

23. The final landscape plan shall include a note that a fully automated irrigation system will be provided.
24. Mexican feathergrass (*Nassella tenuissima*) shall be removed from the project landscape plan and replaced with a non-invasive plant species approved by the Community Development Director or designee prior to issuance of any building permits.
25. Trees proposed within the courtyard area shall be revised to larger canopy shade tree species, subject to review and approval by the Community Development Director or designee, to provide adequate shade and visual buffering.

#### Lighting

26. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off-site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
27. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Orange Police Department Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries. Light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.
28. All exterior lighting fixtures shall have a correlated color temperature (CCT) not to exceed 3,000 Kelvin, and shall be reviewed and approved by the Community Development Director or designee prior to installation.
29. Any exterior light sources located on the south elevation of the building shall be fully shielded, recessed, or otherwise concealed from public view so that the light source is not directly visible. Lighting details shall be subject to review and approval by the Community Development Director or designee prior to installation.

#### Security

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

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

Fire Department

31. Onsite fire department access will require easement recording prior to issuance of Rough Grading Permit and shall be reviewed by the City of Orange Fire Department prior to approval. Onsite access is sufficient up to vehicular gate, hatched area.
32. Plans submitted for Building Plan Review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
33. Provide address according to building access and fire department connection. For projects with multiple structures, campus-style addressing is preferred, with a single address and individual building lettering. Buildings are required to be addressed off Cypress. Campus-style is preferred, single address with building lettering. Address changes to be approved prior to Building permit issuance.

Public Works – Engineering Division

34. Reconstruct corner access ramp at the corner of S. Cypress Street and W. Almond Avenue conforming to Public Works Engineering Standard Plan 121. (prior to issuance of certificate of occupancy).
35. The developer shall be required to upgrade existing sidewalks to meet current standard along W. Almond Avenue per City of Orange Engineering Standard Plan 118.
36. The developer shall be required to install new streetlights along W. Almond Avenue as required by City of Orange Traffic Division.
37. Upon project entitlements, the developer shall initiate contact with Southern California Edison (SCE) for the design, construction, and scheduling of electrical system to serve the proposed street lighting. Final SCE design has to be completed prior to issuance of grading and encroachment permit. (prior to grading permit).
38. The applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan. (prior to grading permit).

39. A Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
40. Site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet. (prior to grading permit).
41. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading. (prior to grading permit)
42. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division. (prior to grading permit)
43. Upon submittal of grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities. (prior to grading permit)
44. The grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by City Building Division. (prior to grading permit)
45. Trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409. (prior to grading permit)
46. Show all sewer and storm drain lines on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference. (prior to grading permit)

Public Works – Water Division

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

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

49. Prior to issuance of any grading permit or building permit, the applicant will be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.
50. Prior to issuance of certificate of occupancy, the applicant will be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
51. Prior to issuance of building permit, the Water Division will approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.
52. Prior to issuance of building permit, the applicant must submit construction documents showing the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113. The Water Division will review and approve the construction documents.
53. Prior to issuance of building permit, the applicant must submit construction documents showing a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division will review and approve the construction documents.
54. Prior to issuance of building permit, the applicant must submit construction documents showing an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division will review and approve the construction documents.
55. Prior to issuance of building permit, the applicant must submit construction documents showing permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
56. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
57. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.

58. Prior to approval of the water improvement plan, the applicant must satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the Water Division.
59. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
60. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.
61. Prior to issuance of encroachment permit, the applicant must prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange Standard Specifications and Plans For the Construction of Water System for review and approval.
62. Prior to issuance of certificate of occupancy, the applicant must furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.

Public Works – Water Quality Division

63. Prior to issuance of grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
  - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable
  - b. Incorporates the applicable Site Design, Routine Source, Structural Control and Low Impact BMPs as defined in the Model Water Quality Management Plan and Technical Guidance Document
  - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event
  - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat

- e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs
- f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs
- g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs
- h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
- i. Meets recordkeeping requirements (forms to be kept for 5 years)
- j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP

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

- a. That all structural and treatment control best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications
- b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP
- c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

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

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

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

Public Works – Traffic Division

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

**ADOPTED** this 22<sup>nd</sup> day of January 2026.

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Alison Vejar, Planning Commission Chair

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

AYES:

NOES:

RECUSED:

ABSENT:

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Hayden Beckman, Planning Manager