



# Agenda Item

## Design Review Committee

---

**Item #:** 5.1.

11/19/2025

**File #:** 25-0609

---

**TO:** Chair and Members of the Design Review Committee

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Ryan Agbayani, Senior Planner

### 1. SUBJECT

A request to demolish existing office buildings and construct a new industrial warehouse building at 2411 N. Glassell Street (Design Review No. 5154).

### 2. SUMMARY

The applicant proposes to demolish existing multi-story office buildings and construct a new stand-alone industrial warehouse building (298,918 square feet) at 2411 N. Glassell Street.

### 3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

### 4. BACKGROUND INFORMATION

Applicant/Owner: Rexford Industrial Realty, L P

Property Location: 2411 N. Glassell Street

General Plan Designation: Light Industrial Maximum 1.0 FAR; 3-Story Height Limit (LI)

Zoning Classification: Industrial Manufacturing (M2)

Existing Development: Existing detached multi-story office buildings and surface parking

Associated Application: Conditional Use Permit No. CUP25-0013

Major Site Plan Review No. SP-1180

Environmental Review No. ENV25-0002

Previous DRC Review: None

### 5. PROJECT DESCRIPTION

The project includes the demolition of existing multi-story office buildings on a developed site to construct a new stand-alone industrial warehouse building (298,918 square feet) with 36 loading docks on the south elevation, an enclosed truck court area, detached trash enclosure and fire pump house, and surface off-street parking.

The proposed building is intentionally shifted towards the northern property line to concentrate operational activities towards the southern property line and to the street frontage on N. Glassell

Street (to the west). The applicant's intent is to mitigate any potential impacts to the existing residential development to the north.

The proposed building incorporates a modern "corporate-industrial" aesthetic referencing the industrial identity of the surrounding district. The building façade features a harmonious blend of varying materials including precast concrete panels, concrete form liners, curtain wall system, aluminum composite panels, architectural wood veneer, and glazing. The rhythmic modulation of wall planes and material shifts articulate the elevations, breaking down the building's scale while maintaining a harmonious overall aesthetic. A complete narrative of the applicant's design approach is included as Attachment 4 to the staff report.

The proposed site plan includes a total of 247 designated off-street parking spaces distributed along the western, southern, and eastern property lines, with some required parking within the interior of the truck court area.

There are two existing two-way driveways along the western property line fronting on N. Glassell Street. These driveways will be reconfigured and upgraded to current engineering and ADA standards. The driveways on N. Glassell Street will be the primary access points for both passenger vehicles and trailer trucks. A new driveway is proposed at the northeast corner of the site fronting onto E. Fletcher Avenue; however, this driveway will be secured by an 8-foot-tall concrete screen wall and 8-foot-tall steel rolling gate (with a Knox Box), and is specifically designated for emergency access only. Trailer trucks and passenger vehicles will not be permitted to enter or exit onto E. Fletcher Avenue for regular daily business operations.

New trees, shrubs and groundcover are proposed along the two street frontages, around the western parking areas, within the southeast interior of the site, and along the southern property line adjacent to the railroad. Per the submitted Arborist Report (Attachment 7), there are a total of 282 existing trees that were surveyed, including trees on private property and within the City's right-of-way. Based on the project plans, a total of 232 trees will be removed. The Proposed Landscape Plan is included on Sheet L-1 of the Project Plans (Attachment 3). The final total number of trees for the project is 166 (retained and new). Although the tree count does not meet the "benchmark" of 211 as outlined in the City's Landscape Standards and Specifications, staff believes that the quantities, types, and configuration of the trees and associated landscaping are adequate and appropriate. The concentration of trees along the street frontages will improve the streetscape and soften the predominantly paved area of the industrial zoning district. Preservation of most of the existing mature pine trees along the northern property line will maintain a visual barrier between the project site and the neighboring residences to the north.

For exterior lighting, a total of 41 wall-mounted LED wall sconce lights will be installed around the perimeter of the building. Per the photometric plan on Sheet E-1.0, the nine exterior lights on the north elevation facing the residential neighborhood to the north will be installed at a height of 10 feet above finished grade. Additionally, 16 freestanding LED cobra head light poles (30 feet height) are distributed along the western, southern, and eastern property lines, as well as within the surface parking area at the southwest corner of the site.

For site walls and fences, an tube steel fence (8 feet height) is proposed along the southern property line at the southwest corner of the site. A CMU screen wall (8 feet height) encloses the truck court and continues along the southern and eastern property lines and terminates at the new emergency-access driveway on E. Fletcher Avenue. The E. Fletcher driveway and drive aisle will include a rolling

steel gate (8 feet height) and is reserved for emergency access only.

## **6. EXISTING SITE**

The existing 12.1-acre site is currently developed with three detached multi-story concrete tilt-up office buildings (191,127 SF total for all three buildings), paved surface parking lot, and ornamental landscaping along the northern and western property lines, along the main entry driveway at the southwest corner of the site, flanking the three buildings (south, east, and west), and throughout the parking area. There are two existing two-way driveways along the western property line fronting onto N. Glassell Street. Currently, the site has no access onto E. Fletcher Avenue to the north.

## **7. EXISTING AREA CONTEXT**

The project site is located at the southeast corner of the intersection of N. Glassell Street and E. Fletcher Avenue. To the north are existing single-family residential dwellings. To the south is the existing Burlington Northern Santa Fe (BNSF) railroad property, as well as additional industrial development. To the east is the BNSF railroad property and N. Orange Olive Road, followed by existing single-family residential dwellings. To the west is existing industrial development. The subject property and properties to the west and south are zoned Industrial Manufacturing (M2). The properties to the north and east are zoned Single-Family Residential (R1-7 and R1-8).

## **8. ANALYSIS OF THE PROJECT**

The project site is located at the northeast corner of the City's industrial district and is adjacent to existing single-family residential dwellings to the north and east. There are no specific design standards applicable to this site. The proposed contemporary design and scale complement the eclectic character of the industrial district. The existing and proposed landscaping provides the project street frontages with a hierarchy of plant material that softens the building mass and scale. Overall, the project presents an integrated design that provides a renewed, updated, and improved appearance to the site and to the surrounding industrial district. The project is compliant with the required development standards of the M2 zoning district as illustrated in the table on Sheet A1 of the Project Plans. Staff believes that the overall design, building placement, and landscaping are appropriate and consistent with existing industrial development within the M2 zoning district. The prominence and location of the project will be a visual focal point as residents enter the industrial district from the north.

## **9. ADVISORY BOARD RECOMMENDATION**

On October 17, 2024, February 12, 2025, April 23, 2025, and August 13, 2025, the City's inter-departmental Staff Review Committee (SRC) reviewed the project and provided comments. On September 17, 2025, the SRC cleared the project to proceed to a Design Review Committee (DRC) public meeting. However, the remaining California Environmental Quality Act (CEQA)-related items must be addressed prior to formal review by the Planning Commission, which is the final approving body for the project.

## **10. PUBLIC NOTICE**

Notice was provided to owners and occupants within 300 feet of the project site on or before November 6, 2025, and the site was posted with two notices on or before that date.

## **11. ENVIRONMENTAL REVIEW**

The draft Initial Study/Mitigated Negative Declaration (IS/MND) is currently being prepared by the applicant for City review. As part of the public hearing process, the document is required to be formally circulated for public comment and review prior to a formal public hearing before the Planning

Commission. The role of the DRC is to provide comments and feedback on the proposed design of the project, prior to a formal public hearing before the Planning Commission.

## 12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

1. The Orange Municipal Code
2. The Infill Residential Design Guidelines
3. The Historic Preservation Design Standards for Old Towne (commonly referred to as the Old Towne Design Standards or OTDS)
4. Orange Eichler Design Standards (or OEDS)

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

- 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 subject property is not located within a specific plan area or an established district with applicable design standards. The proposed project complies with the Orange Municipal Code, including, but not limited to the industrial development standards, off-street parking, and landscape standards. The project is appropriate for the location and for the site. The consistent architectural design of the building and accessory structures, including colors and materials, brings a contemporary aesthetic to an area that is characterized by an eclectic mix of industrial development. The proposed landscaping provides the project frontages with flowering trees, shrubs, and accent foliage that soften the building height and massing as seen from the public right-of-way, and provides an appealing pedestrian environment between the project and surrounding uses. The project presents an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the underutilized site. There are no specific plans or unique design standards that are applicable to this site.

## 13. CONDITIONS

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

General:

1. These conditions shall be reprinted on a dedicated sheet (or sheets) of the construction documents when submitted to the Building Division for plan check review.
2. The project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the entitlement plans including modifications required by 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, they may refer the plans to the Design Review Committee for subsequent review and determination.

3. The applicant agrees, as a condition of City's approval of CUP25-0013, SP-1180, DRC-5154, and ENV25-0002, to indemnify, defend, and hold harmless, at the 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 the applicant of the obligations of this condition. In the event that 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 matter in which the defense is conducted, and approve all significant decisions concerning the manner in which the defense is conducted and approve any and 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 judgement 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.
4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
5. Building permits shall be obtained for all future construction work, 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.
6. If use or construction is not commenced, the project approval expires twenty-four months from the approval date of the final authorizing body. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
7. 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.
8. 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.

9. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director 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.
10. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended in effect at the time of application for Building Permit.

#### Signage

1. 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.

#### Landscaping:

2. 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 in coordination with the Public Works Director or designee.
3. 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 in coordination with the Public Works 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.
4. 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.
5. 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 Public Works Director or designee, in coordination with the Public Works Director, or designee.
6. 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, in coordination with the Public Works Director or designee.

7. The final landscape plan shall include a note that a fully automated irrigation system will be provided.
8. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
9. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Public Works Department in accordance with the City's Tree Preservation Ordinance. A Tree Removal Permit application must include a plan depicting all of the existing trees on-site, the specifics of each tree, and the number of trees proposed for removal and replacement.

#### Lighting

10. 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.
11. 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.

#### Perimeter Fences and Walls

12. The applicant shall coordinate with all adjacent property owners to achieve the Code requirement that there are no two parallel fences or walls within five feet of each other, unless approved by the Community Development Director.

#### New Driveway on E. Fletcher Avenue

13. The proposed driveway at the northeast corner of the site connecting to E. Fletcher Avenue will be used for emergency access only. Passenger vehicles and trailers trucks are prohibited from using this driveway for regular daily operations.

## 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Existing Site Photos
- Attachment 3 Project Plans dated August 19, 2025
- Attachment 4 Applicant's Design Approach Narrative
- Attachment 5 Colored Renderings
- Attachment 6 Digital Color and Materials Board
- Attachment 7 Tree Survey and Arborist Report dated September 3, 2025