



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 multi-tenant 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 multi-tenant 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