

MINUTES - FINAL

City of Orange

Design Review Committee

November 03, 2021

The Design Review Committee of the City of Orange, California convened on November 3, 2021, 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 Fox called the meeting to order at 5:31 p.m.

1.1 PLEDGE OF ALLEGIANCE

Vice Chair Imboden led the flag salute.

1.2 ROLL CALL

Present: Fox, Imboden, McDermott, Skorpanich, and Farfan

Absent: None

2. PUBLIC COMMENTS

None.

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 meeting minutes of the Design Review Committee of the City of Orange for the October 6, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich to approve the October 6, 2021 meeting minutes as presented.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan

Noes: None

Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5051-21, North Olive Residences, 457-463 N. Olive Street

A proposal for an exterior renovation to two existing multi-family residential buildings. The property is a non-contributing resource within the Old Towne Historic District.

The following spoke on behalf of the project:

- Tom Aldrich, project architect

The Committee discussed the following:

- Design intent
- Board and batten siding
- Light fixtures
- Side gate repair and materials
- Trash can visibility
- Proposed portico design
- Entry door style
- Window style and manufacturer

Committee Member McDermott indicated she could not support the project due to an inconsistent design throughout.

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich to approve Design Review No. 5051-21, North Olive Residences, subject to the Conditions and Findings in the staff report with additional Conditions as follows:

1. The proposed entry doors be modified to a two-panel design.
2. The specification for the windows be altered to single sashes only.
3. The board and batten cladding be 12 inches on center spacing for the battens.
4. Marvin Window "Essential" Series shall be replaced with the "Elevate" Series.
5. Additional wood members shall be added to the front gate or fence to obscure the trash behind it.
6. Staff shall work with the applicant to determine the appropriate size and scale of the exterior light fixtures, noting that those proposed are too large and that the point source of the light fixtures on the second floor are not to be visible.

The motion carried by the following vote:

Ayes: Fox, Imboden, Skorpanich, and Farfan

Noes: McDermott

Absent: None

4.2. Design Review No. 5028-21, Prologis Orange Logistics, located at 534 Struck Avenue

A proposal to demolish the existing 40,000 square foot (SF) manufacturing facility and redevelop the site with a 57,900 SF truck terminal that includes 52,900 SF of warehouse space, 5,000 SF of office space, and an accessory 5,400

SF maintenance building.

The following spoke on behalf of the project:

- Blake Kelley, applicant
- Tom Hayes, project landscape architect
- Jamie Cruz, project architect

The Committee discussed the following:

- Bio retention basin landscaping
- Parking
- Heat island effect
- Tree count
- Front yard landscaping

A motion was made by Committee Member Skorpanich, seconded by Vice Chair Imboden, to continue Design Review No. 5028-21, Prologis Orange Logistics, to a date uncertain to allow the applicant to address comments made by the Committee on the landscape plan.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan

Noes: None

Absent: None

4.3. Design Review No. 5023-21, Chipotle Mexican Grille, 112 E. Maple Avenue

A proposal for tenant improvements for an existing restaurant space, including new exterior signage and creation of outdoor patio seating in an existing parking area. The property is a contributing resource within the Plaza Historic District.

The following spoke on behalf of the project:

- Detlef Diercks, project architect
- Dan Lorenzon, project sign designer

The Committee discussed the following:

- Design intent
- Signage
- Sign and canopy attachment to mortar joints
- Infill materials and inset for replacement of roll up door
- Historic contributing status of the building
- Historic building fabric
- Location of the pick-up window
- Historic condition of the existing rear door that is being converted to a window
- Landscaping
- Fences
- Objection to sandblasting
- Lighting
- Conduit on rear of the building

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich, to approve Design Review No. 5023-21, Chipotle Mexican Grille, subject to the Findings and Conditions in the staff report with additional Conditions as follows:

1. Sign indicated as N-5 as vinyl lettering, will be painted instead of vinyl.
2. The signage indicated as N-2, along the rear east facade, if illuminated, will be a maximum of 11 inches high, if non-illuminated may be up to 1 foot 6 inches high.
3. That the canopy attachment for the service window shall be modified and reviewed by staff and use alternatives that do not require a cantilever but will be hung from the building.
4. The drawing notes shall be modified to state that existing windows will be retained.
5. The infill at the proposed pickup window will be inset no less than one inch from the face of the existing brick and will be finished with exterior plaster.
6. The infill of the existing roll up door shall be inset no less than one inch from the brick and finished with exterior plaster.
7. All exterior lighting will be 3000 Kelvin or less.
8. The gooseneck locations are acceptable with the exception of the one on the southern end of the east elevation and DRC recommends that that light be lowered into the infill area and be a different type.
9. The existing landscape palette shall be replaced with a minimum of two multi-trunk Crepe Myrtle trees and a single specimen ground cover.
10. Any penetration to install electrical conduits or attachments to the exterior building shall go into the existing mortar joints and not the brick.
11. Holes left due to the removal of existing lights shall be patched by a method acceptable to the Planning staff.
12. The existing vent to remain on the east facade shall be included in the project drawings going forward.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan

Noes: None

Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 8:19 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, November 17, 2021 at 5:30 p.m. in the Council Chamber.

s/Anna Pehoushek

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON