



Agenda Item

Design Review Committee

Item #: 4.2.

6/4/2025

File #: 25-0317

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Arlen Beck, Associate Planner

1. SUBJECT

A request for the renovation of an existing building at 1036 W. Taft Avenue (Design Review No. 5161).

2. SUMMARY

A proposal to construct façade changes involving an elevator enclosure, entry enhancements, and addition of a freestanding entry monument for a 13,518-square-foot building at 1036 W. Taft Avenue.

3. RECOMMENDED ACTION

Approval of Design Review No. 5161 by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant/Owner: So. Cal Church of Christ - Don Sherman

Property Location: 1036 W. Taft Avenue

General Plan Designation: Industrial 0.75 FAR (I)

Zoning Classification: Industrial Manufacturing (M2)

Existing Development: Office building

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project includes a 668-square-foot elevator addition at the west façade of the building. A new enclosure to house new mechanical equipment is proposed at the north side of the building. The addition of the elevator and mechanical equipment occurs where six off-street parking spaces currently exist.

The first floor of the exterior of the addition for the elevator will have a concrete building façade matching the existing building. Joint spacing will match the existing concrete spacing. The second floor consists of smooth concrete. The enclosure area to house the new mechanical equipment at the rear of the building utilizes black metal louvers as screening.

On the south side of the building, a freestanding entry monument is proposed, which measures 17'-2" to the top of the cross and provides 7'-3" of clearance. The exterior finish of the monument structure is to match the building exterior finish. Also on the south elevation of the building are three proposed nature screens with artificial ivy attached.

The project will remove and replace two trees.

The development standards table is provided as Attachment 3.

6. EXISTING SITE

The project site is 27,194 square feet and consists of a 13,518-square-foot building, parking lot and, landscaping. The site is part of a contiguous office complex.

7. EXISTING AREA CONTEXT

The area consists of industrial and office buildings and, is accessed by West Taft Street and North Batavia Street.

8. ANALYSIS OF THE PROJECT

The project provides design complimentary to the existing building façade and the existing office buildings that are part of the larger office complex. Landscaping changes for the project include the removal and replacement of two trees. No change in tree count will occur. No issues have been identified and staff recommends approval of the project.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before May 22, 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 Section 15301 (Class 1 - existing facilities) because the project involves negligible or no expansion of existing or former use. There is no environmental public review or notice 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 recommend that the Planning Commission approve the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

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 modifications to the exterior building façade for the proposed conversion of the existing office building enhances the appearance of the site and the surrounding streetscape. The project's design focuses on creating a visually appealing and cohesive aesthetic. The addition to the existing building features a consistent and integrated design theme that aligns with community standards. It includes an exterior design with colors, and materials that promote an area-compatible appearance.

The exterior building façade materials complement the adjacent property to the east and north, creating a sense of continuity.

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 May 27, 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, they 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. 5161, 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. The final approved conditions of approval shall be reprinted on the construction documents

when submitting to the Building Division for the plan check process.

5. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building and Safety Services. Failure to obtain the required building permits may be cause for revocation of this entitlement.
6. 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.
7. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
8. Glare from any new or remodeled 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 or cause illumination in residential districts in excess of 0.5 foot-candles. Prior to certificate of occupancy, the applicant shall contact the Orange Police Crime Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards.
9. In conjunction with the operation of the business, all loading areas and the trash enclosure shall be maintained and kept clean and free of debris.
10. Design Review No. 5161 shall become void if not vested within two years from the date of approval. Time extensions may be granted as specified in Title 17 of the Orange Municipal Code.

Police Department:

11. 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.

Traffic:

12. In addition to other impact fees that may be applicable, the proposed project will 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. A complete list of development fees that may be applicable is on the City of Orange website:

<https://www.cityoforange.org/our-city/departments/community-development/building-and->

14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Site Photos
- Attachment 3 - M-2 Development Standards Summary
- Attachment 4 - Applicant Justification Letter
- Attachment 5 - Project Plans
- Attachment 6 - Color and Materials Board