



Hayden Beckman
Planning Manager

Nathalie Adourian
City Attorney

Schylar Moreno
Administrative Assistant

AGENDA

Design Review Committee January 07, 2026

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

MARYANNE SKORPANICH
Chair

JERICO FARFAN
Vice Chair

ANNE MCDERMOTT
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

ADRIENNE GLADSON
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Committee Member Anne McDermott

1.2 ROLL CALL**2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. NEW BUSINESS

- 3.1. A request to install a new illuminated wall sign on a building located in the Old Towne Historic District located at 117 N. Olive Street (Design Review No. 25-0078).**

Recommended Action:

Approve Design Review No. 25-0078.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 DPR Form](#)
 [Attachment 3 Project Plans](#)
 [Attachment 4 Site Photo](#)

4. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, January 21, 2026 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: December 18, 2025



Agenda Item

Design Review Committee

Item #: 3.1.

1/7/2026

File #: 25-0679

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Anna Eichelberger, Planning Technician

1. SUBJECT

A request to install a new illuminated wall sign on a building located in the Old Towne Historic District located at 117 N. Olive Street (Design Review No. 25-0078).

2. SUMMARY

The applicant proposes to install a new illuminated wall-mounted sign for Oak and Poppy; a new commercial business located at 117 N. Olive Street. This property is located in the Old Towne Historic District, and is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0078.

4. BACKGROUND INFORMATION

Applicant: Miriam Guzman

Owner: Masonic Temple Association of Orange

Property Location: 117 N. Olive Street

General Plan Designation: Old Towne Mixed Use-15, 6-15 du/ac

Zoning Classification: (OTMU-15) Old Towne Mixed Use-15

Existing Development: Commercial building constructed in 1914

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project proposal is for a new wall sign for a new tenant Oak and Poppy. This project includes:

- Installation of a new aluminum wall sign with interior halo-lit illumination on the west elevation of the building. The sign dimensions are: 18 inches tall, 14 feet-1 inch wide, and a total size of 22.78 square feet which is less than the maximum limit of one square foot for each lineal foot of the tenants' street frontage which measures 23 feet-6 inches wide. The base of the proposed sign measures 10 feet-1 inch from grade, as measured from the curb/sidewalk.
- The proposed sign will be anchored 5.5-inches into the stucco and plywood wall. The face of

the aluminum sign is proposed to be painted satin black.

- Installation of 4 gooseneck light fixtures above the letters for exterior illumination.

6. EXISTING SITE

The site is currently developed as a one-story commercial building, originally constructed in 1914. The building materials are masonry, plywood, and stucco was applied to the exterior in 2005. The building has a flat roof with 60 Milliliter TPO. There are no existing signs or exterior lighting present on the building. The new tenant shares this building with a vacant tenant denoted with a separate address, 119 N. Olive Street.

7. EXISTING AREA CONTEXT

The building is located at the northeast corner of the intersection at North Olive Street and West Chapman Avenue. The property is within the Old Towne Plaza District, and the surrounding zoning is Old Towne Mixed Use - 15. The property is not within the Santa Fe Depot Specific Plan area.

8. ANALYSIS OF THE PROJECT

Item 1 - Internal Illumination:

The proposed sign plan contains LED modules behind the proposed aluminum letters. The Historic Preservation Design Standards (HPDS) for Old Towne prohibits internally illuminated signs; however, it does allow halo-lit channel letters. The applicant proposes the sign having an aluminum face painted satin black with a 1/8-inch clear acrylic back mounted using 1-inch spacers from the wall to create a halo effect that resembles halo-lit channel letters. The sign illumination will be using 3000 Kelvin LED's which is in the range for a warm color temperature as the Historic Preservation Design Standards recommend. See page 4 of Attachment 3 Project Plans for day/night renderings.

Item 2 - Secondary External Lighting:

In addition to the LED modules behind the aluminum letters, the project also proposes gooseneck lamps above the sign, which have a maximum illumination of 3000 Kelvin. Signs with two different sources of illumination are not typical, however it is not strictly prohibited. Gooseneck lamps are an appropriate way to illuminate signs in the Old Towne Historic District per the Historic Preservation Design Standards.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before December 18, 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 one new 22.78 square-foot halo-lit wall sign 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).

- 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 HPDS for Old Towne for commercial signage. The sign size, placement, and proposed lighting configuration meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

- 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 HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

- 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 sign conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district, utilizes appropriate lighting treatments, and will not detract from the appearance of the property.

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 August 20, 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. 25-0008, 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 first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.
7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.
8. The project shall have real exposed neon lighting in replacement of the 6mm LED neon strips, subject to the inspection and approval by the Community Development Department.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans
- Attachment 4 Site Photo



Agenda Item

Design Review Committee

Item #: 3.1.

1/7/2026

File #: 25-0679

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Anna Eichelberger, Planning Technician

1. SUBJECT

A request to install a new illuminated wall sign on a building located in the Old Towne Historic District located at 117 N. Olive Street (Design Review No. 25-0078).

2. SUMMARY

The applicant proposes to install a new illuminated wall-mounted sign for Oak and Poppy; a new commercial business located at 117 N. Olive Street. This property is located in the Old Towne Historic District, and is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0078.

4. BACKGROUND INFORMATION

Applicant: Miriam Guzman

Owner: Masonic Temple Association of Orange

Property Location: 117 N. Olive Street

General Plan Designation: Old Towne Mixed Use-15, 6-15 du/ac

Zoning Classification: (OTMU-15) Old Towne Mixed Use-15

Existing Development: Commercial building constructed in 1914

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project proposal is for a new wall sign for a new tenant Oak and Poppy. This project includes:

- Installation of a new aluminum wall sign with interior halo-lit illumination on the west elevation of the building. The sign dimensions are: 18 inches tall, 14 feet-1 inch wide, and a total size of 22.78 square feet which is less than the maximum limit of one square foot for each lineal foot of the tenants' street frontage which measures 23 feet-6 inches wide. The base of the proposed sign measures 10 feet-1 inch from grade, as measured from the curb/sidewalk.
- The proposed sign will be anchored 5.5-inches into the stucco and plywood wall. The face of

the aluminum sign is proposed to be painted satin black.

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The site is currently developed as a one-story commercial building, originally constructed in 1914. The building materials are masonry, plywood, and stucco was applied to the exterior in 2005. The building has a flat roof with 60 Milliliter TPO. There are no existing signs or exterior lighting present on the building. The new tenant shares this building with a vacant tenant denoted with a separate address, 119 N. Olive Street.

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- 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).

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6. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.
7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.
8. The project shall have real exposed neon lighting in replacement of the 6mm LED neon strips, subject to the inspection and approval by the Community Development Department.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
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- Attachment 4 Site Photo

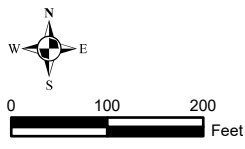


J:\GIS\Projects\IDRC_PC_Staff_reports\GIS\APR\IDRC_PC_Staff_Reports\IDRC_PC_Staff_Reports.aprx 117 N Olive Street - Vicinity Map



Legend

- | | | | |
|----------------|-----------|--------------|--------------|
| Parcels | C1 | R3 (SP) | OTMU-24 (SP) |
| Subject Parcel | PI | RO | |
| | PI (SP) | OTMU-15(S) | |
| | R1-6 | OTMU-15 | |
| | R1-6 (SP) | OTMU-15 (SP) | |



12/4/2025

Source: City of Orange (2025)

PA25-0078
117 N Olive Street
APN: 039-174-09

CITY OF ORANGE
VICINITY MAP
OAK & POPPY

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-162517
HRI # 096897, 112073
Trinomial ORA
NRHP Status Code 5D1

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

OLIVE_N_117-119__APN_039-174-09

P1. Other Identifier:

*P2. Location:

☐ Not for Publication

☒ Unrestricted

*a. County:

Orange

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

117 - 119 N OLIVE

ST, #

City:

Orange

Zip:

92866

d. UTM:

(Give more than one for large and/or linear resources)

Zone

'

mE/

mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials:

Masonry - Other than brick & stucco or plaster

*P3b. Resource Attributes: (HP6) --Commercial building
(List attributes and codes)

*P4. Resources Present:

☒ Building

☐ Structure

☐ Object

☐ Site

☒ Element of District

☐ District

☐ Other (Isolates, etc.)

P5b. Description of Photo:

2005

(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1914

☒ Historic

☐ Prehistoric

☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D.
Matsumoto

Chattel Architecture

13417 Ventura Blvd.

Sherman Oaks, CA 91423

*P9. Date Recorded:

May, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005)
Historic Resources Survey. AEGIS (1991) Historic Building Inventory
Update.

*Attachments:

☐ NONE

☐ Location Map

☒ Continuation Sheet(s)

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other (List):

DPR 523A (1/95)

*Required Information



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-162517
HRI # 096897, 112073
*NRHP Status Code 5D1

Page 2 of 3

*Resource Name or #: OLIVE_N_117-119__APN_039-174-09
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: COM

B4. Present Use: COM

*B5. Architectural Style: Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1914 ☒ Historic ☐ Prehistoric ☐ Both
Altered as of 2005: Applied stucco.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Commercial

Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity:

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: Re-evaluation.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-162517
HRI # 096897, 112073
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

OLIVE_N_117-119__APN_039-174-09

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☒ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1982, 1997

General Plan: OTMIX-15 # of Buildings: 1

Planning Zone: OTMU-15 # of Stories: 1

Lot Acre: 0.236 # of Units: 3

Principal Building Sqft: 6630

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

OAK & POPPY

S-2090

CITY PERMIT

City, State Orange, CA 92866
Address 117 N Olive St

Creation Date: 09.18.2025

1st Revision Date: 11.19.2025

2nd Revision Date: 12.08.2025

Zonning code - OTMU-15

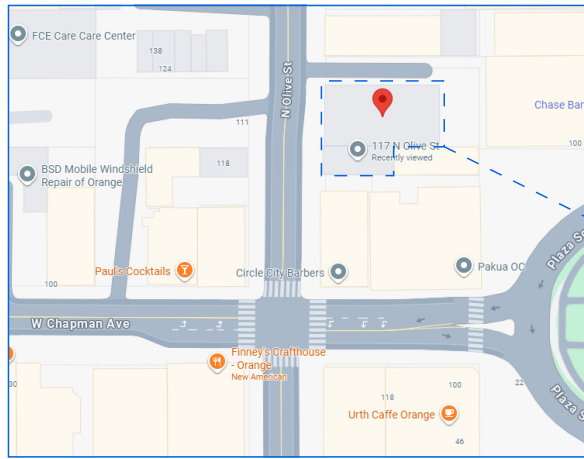
Zoning Description - Old Town Mixed Use

EZM **SGN**

APPLICABLE CODES:

**2022,2023 CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL CODES,
CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ENERGY CODE**

Vicinity Map



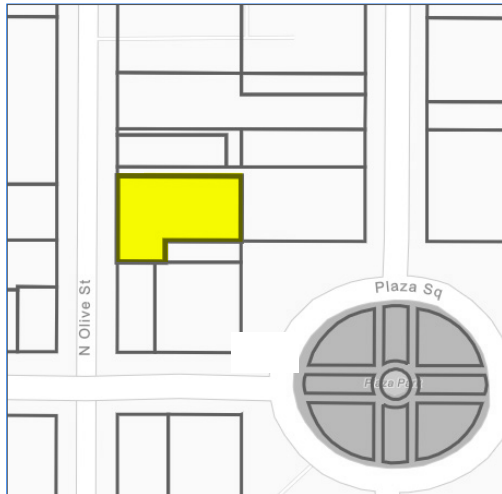
Property line

Address:

117 N Olive St
Orange, CA 92866

Scope of work

- Installation of one new set of halo-lit channel letters on tenant's storefront
- Installation of 4 new goose lamps above the letters



AIN: 039-174-09

Property information:

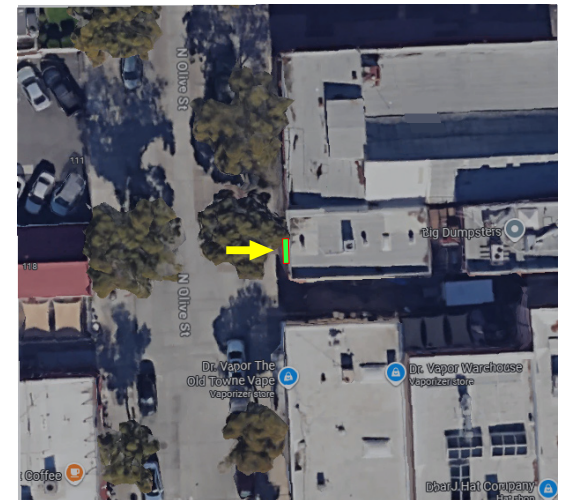
Use Type: Commercial
Parcel Type: Regular Fee Parcel
Tax Rate Area: 08161

Building (0101) & Land Overview:

Use Code: N/A Building SqFt: N/A
Design Type: N/A Year Built: 2016
Quality Class: N/A Effective Year: 2016

Legal description:

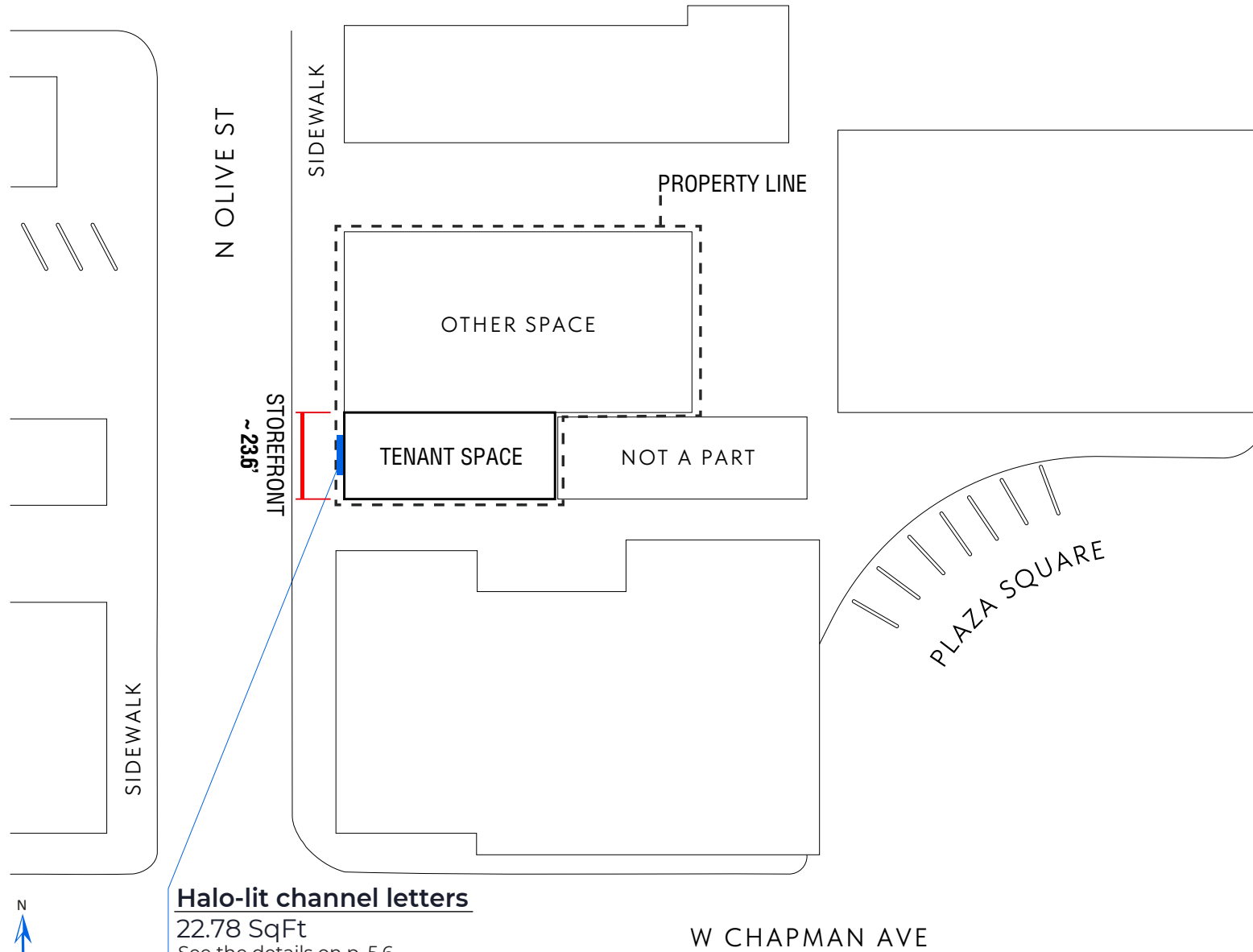
A TR ORANGE, TOWN OF BLK C LOT 17 ORANGE
CITY LOT 17 BLK C S 9.4 FT(AND LOT 18(AND



Approximate location
of the sign

Site Plan

117 N Olive St
Orange, CA 92866



Day view

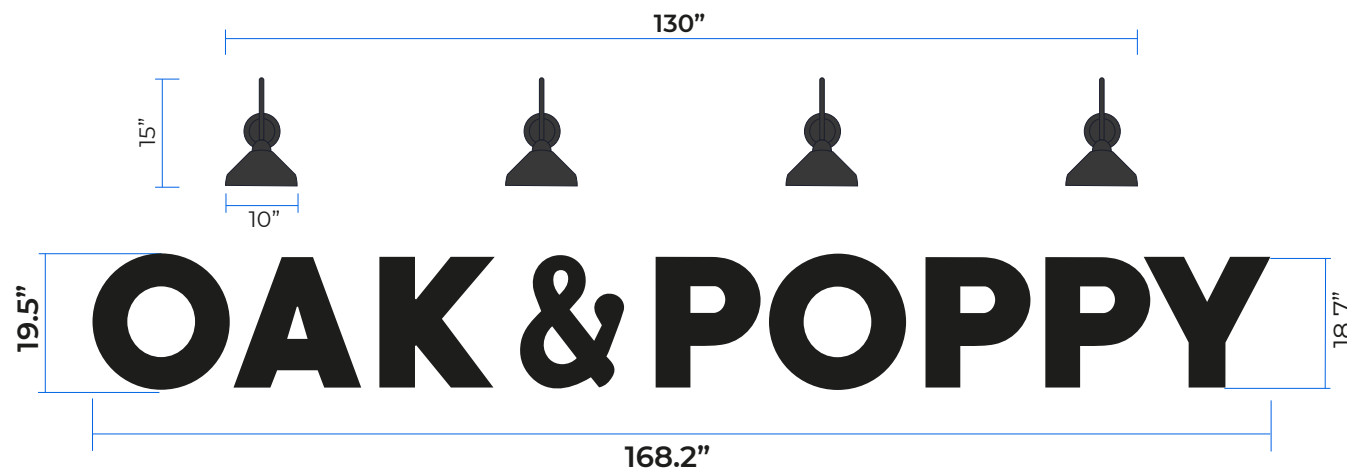


Night view



Halo-lit channel letters

Front view



OAK & POPPY
 22.78 SqFt
 Whole sign
 23.58 SqFt - MAX

UL UL listed No. E501453

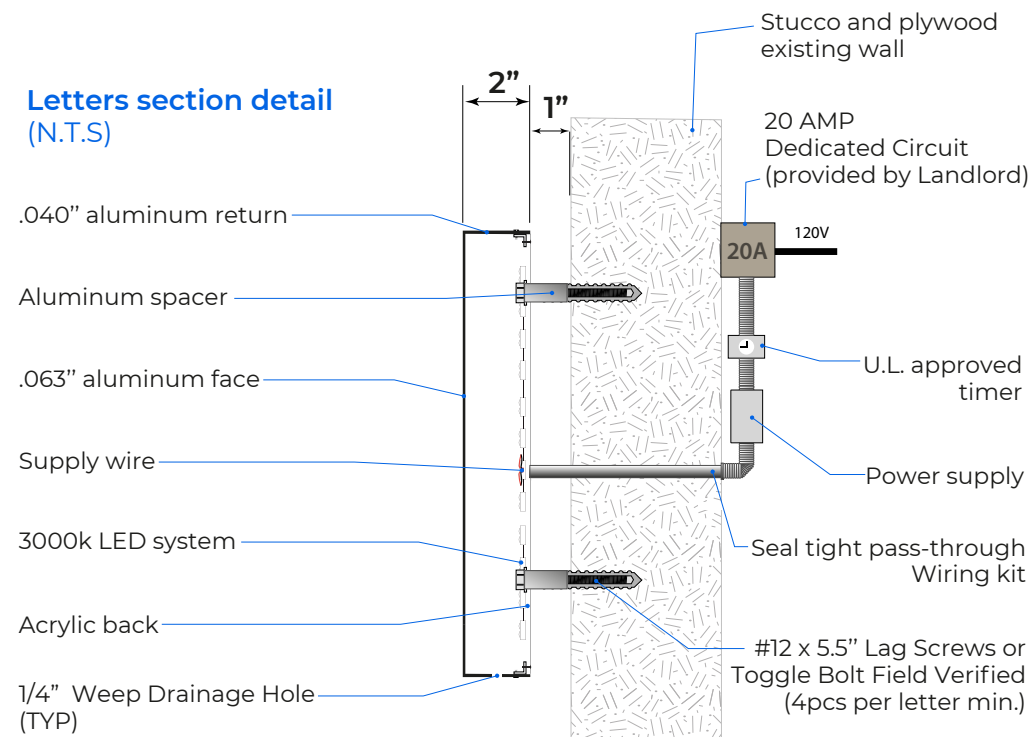
Specifications:

- Faces — 0.063" Aluminum painted satin black
- Returns — 0.040" x 2" Aluminum painted satin black
- Backs — 1/8" Clear acrylic. Mounted with 1" spacers
- Illumination — 3000k LED's
- Goosenecks — Gooseneck Light with Extended Arm **(4pcs)**

****EACH SIGN WILL REQUIRE IT'S OWN 120 VOLT 20 AMP DEDICATED CIRCUIT PROVIDED BY OTHERS WITHIN 6' OF THE SIGN AREA AND ON A TIMER AND/OR PHOTOCELL DEPENDING ON LOCAL SIGN REQUIREMENTS**

IF NO ELECTRICAL IS PRESENT AT THE TIME OF INSTALLATION, A WHIP BE LEFT FOR OTHERS TO HOOK UP. **

Letters section detail (N.T.S)



Halo-lit channel letters | Goosenecks details

Specs

Material	Metal
Brightness	LED 3000K
Socket	E26
Voltage	120V AC
Wattage	60 watts
Weight	6.54 pounds each
Waterproof	IP55

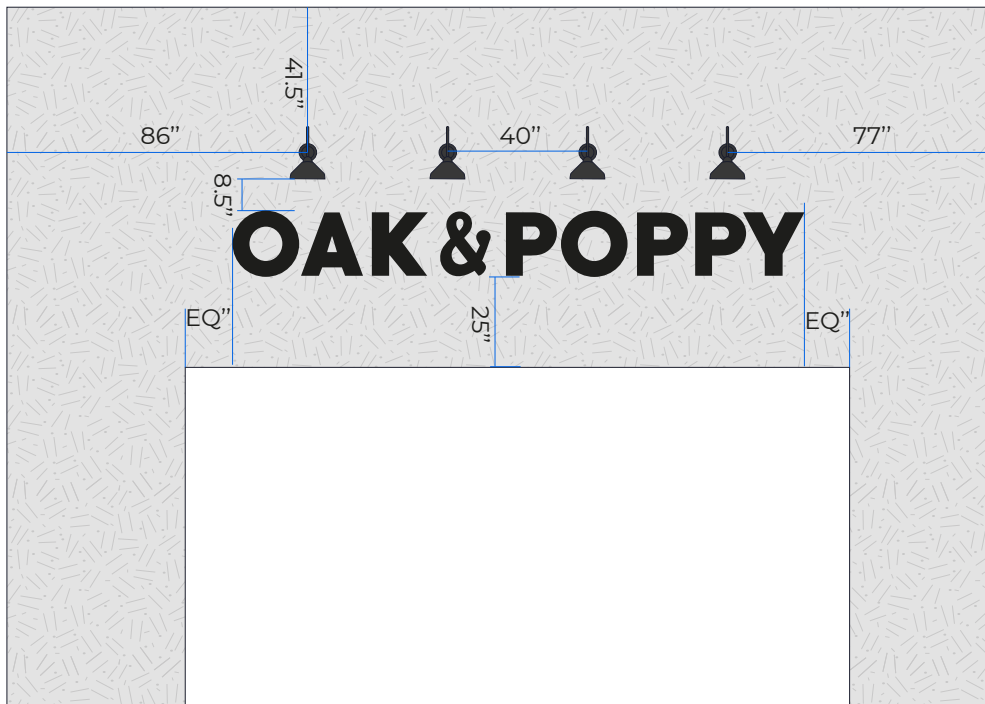


- Outdoor Sign Lighting Coated with durable powder coating to provide superior protection even in the harshest environments

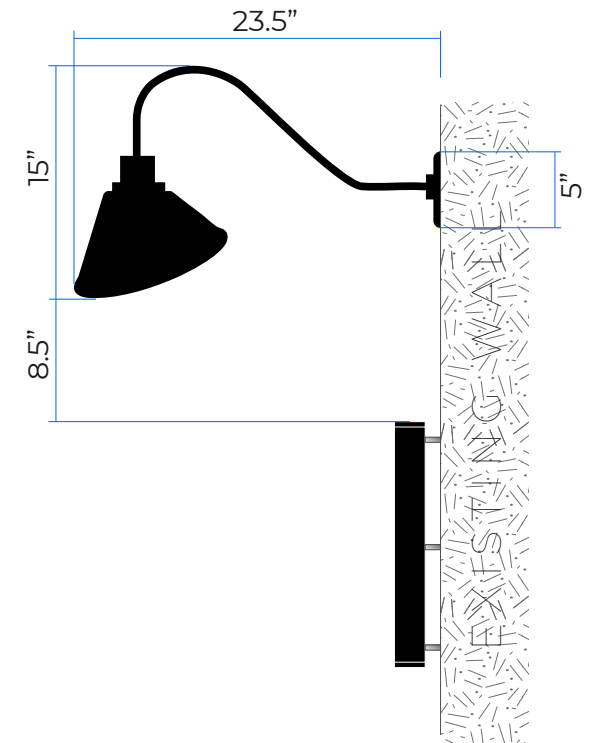
- Manufacturer -  DENG NBJ

- Item model number - D72-10in-B1 | 8072

Installation layout



Side view assembled



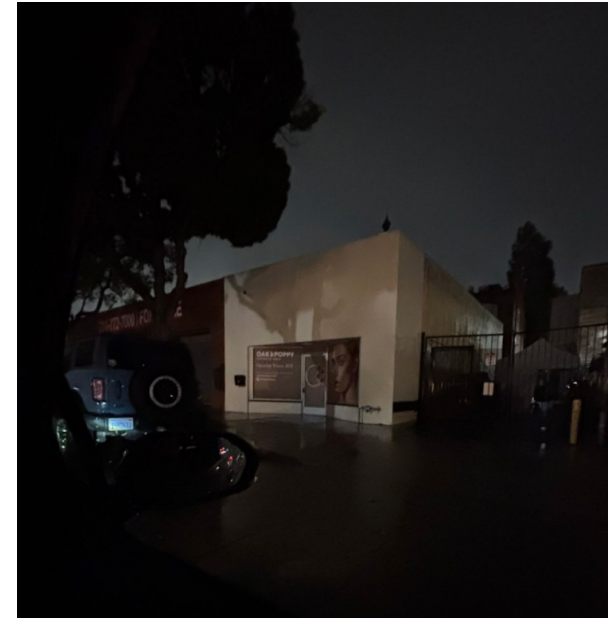
Real photo



Halo-lit channel letters with Gooseneck lighting | Other Tenants



Business is currently dark, with little to no ambient street lighting



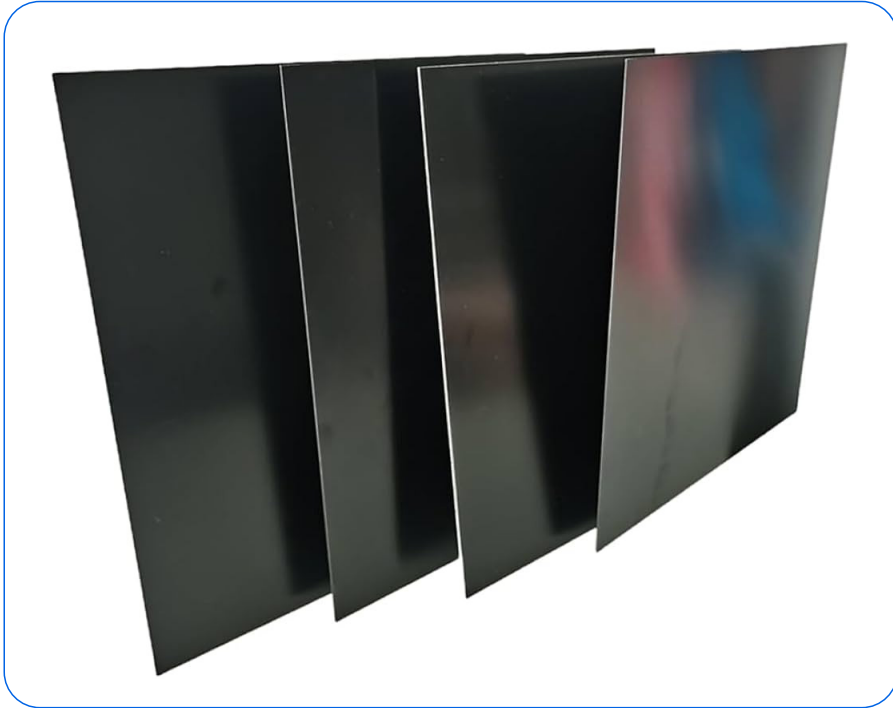
Halo-lit channel letters with Gooseneck lighting requested

The halo-lit lettering provides the primary visibility for the sign itself. It ensures the business name is readable and visually appealing in a low-light environment. However, halo lighting is not designed to illuminate the surrounding area - it only lights the lettering.

Because the street is particularly dark, gooseneck lighting is needed for safety and site illumination. The gooseneck fixtures cast light outward and downward, which helps illuminate the sidewalk, entryway, and immediate frontage. This type of light ensures that customers can safely approach and enter the business, reducing trip hazards and improving overall visibility.

Material usage

Black Aluminum

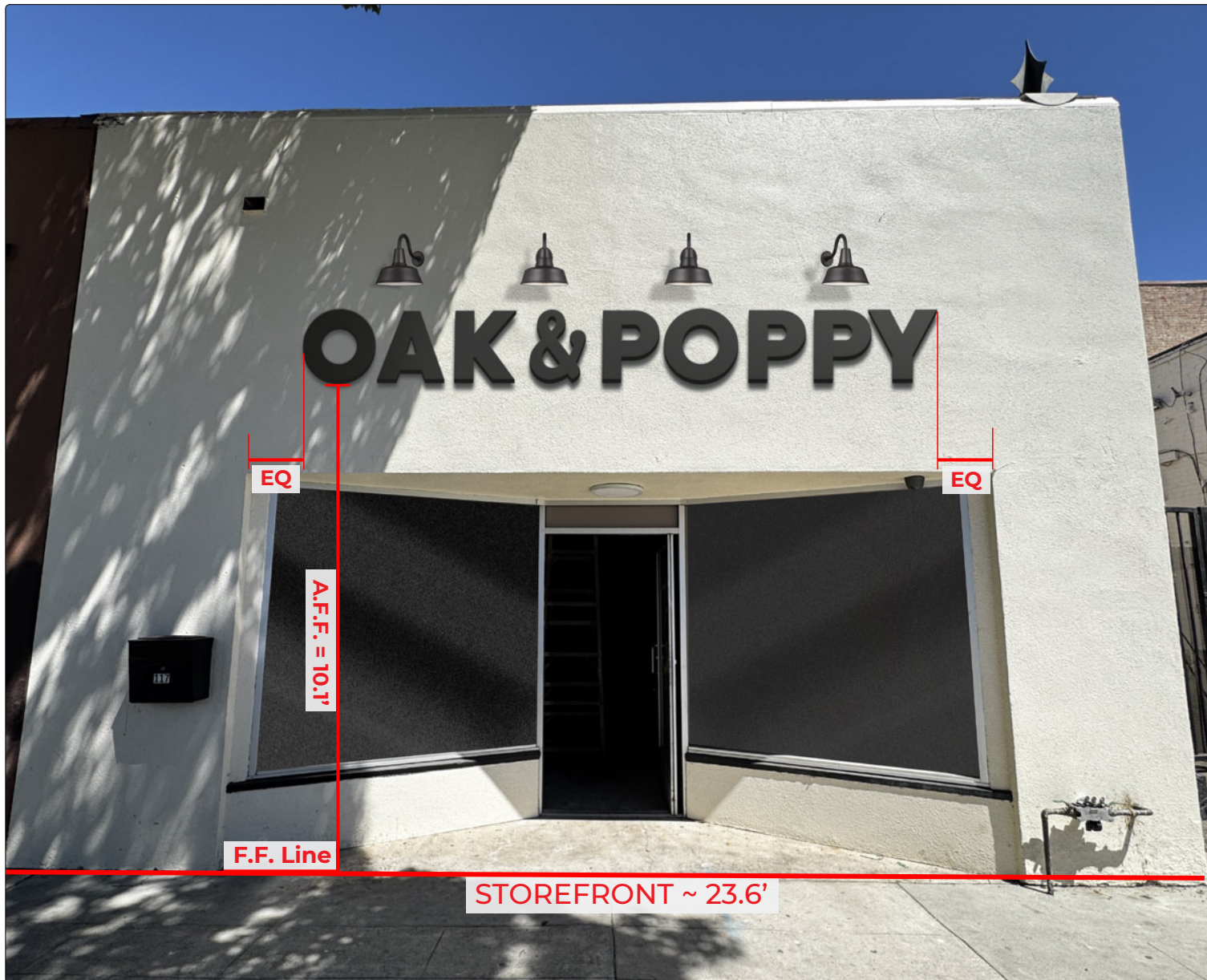


3000K LED's



zoom on LED

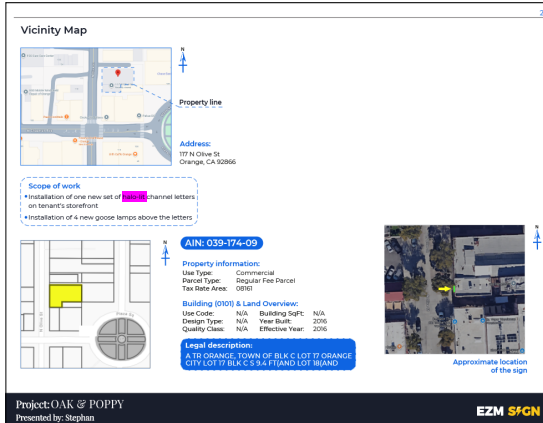




Corrections summary page

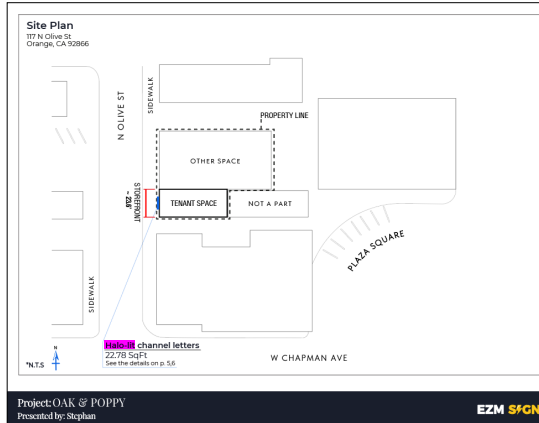
Revision 11.19.2025 —

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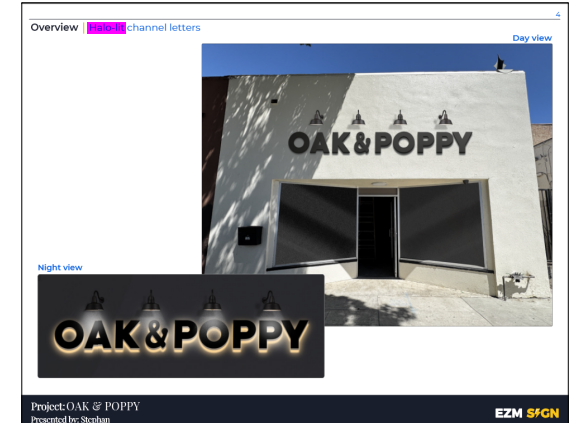
Back-lit changed to Halo-lit

Page 3



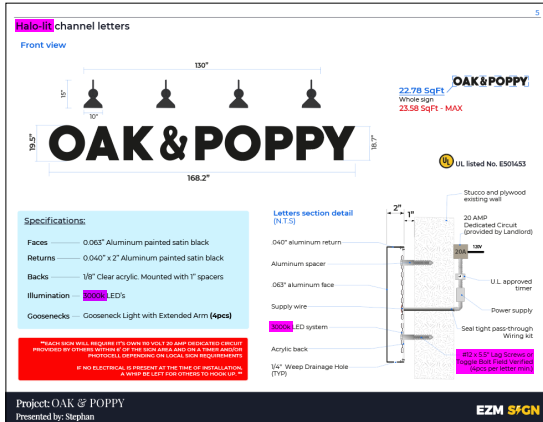
Back-lit changed to Halo-lit

Page 4



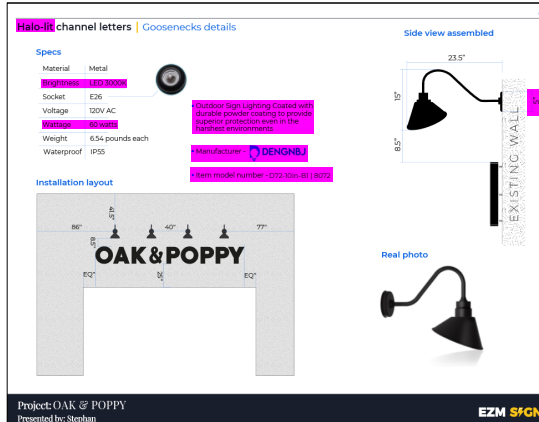
Back-lit changed to Halo-lit

Page 5



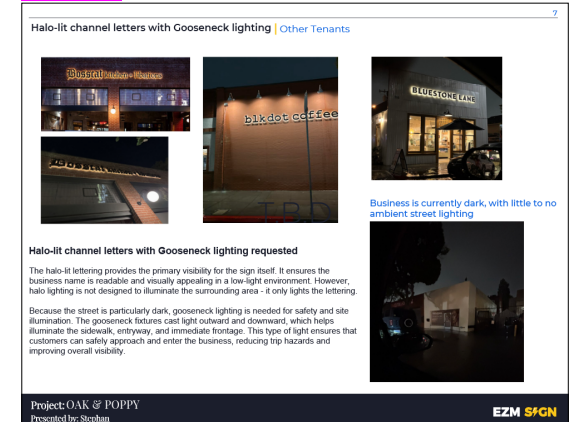
Back-lit changed to Halo-lit
4000K LED Changed to 3000K LED
Added hardware details

Page 6



Back-lit changed to Halo-lit
Added more details for goosenecks

Page 7

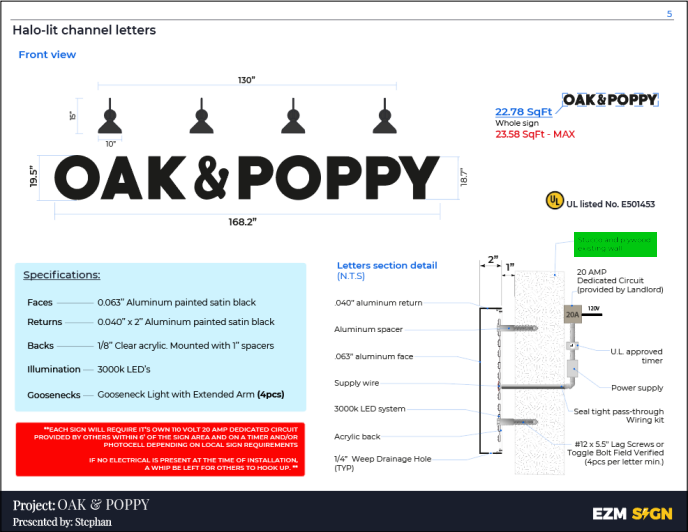


Added page 7 for comparison

Corrections summary page

Revision 12.08.2025 —

Page 5



Updated wall material

Page 8



Added page 8 with material usage

020 - See more dates

