



Agenda Item

Design Review Committee

Item #: 4.3.

12/17/2025

File #: 25-0696

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

A request to construct a new detached garage at the rear of a single-family home in the Old Towne Historic District located at 133 S. Clark Street. (Design Review No. 25-0024).

2. SUMMARY

The applicant proposes to construct a new detached two-car garage at the rear of a single-family property located at 133 S. Clark Street. This property is located in the Old Towne Historic District, and it is designated as a contributing property.

3. RECOMMENDED ACTION

Approve Design Review No. 25-0024.

4. BACKGROUND INFORMATION

Applicant/Owner: Alan S. Rosen

Property Location: 133 S. Clark Street

General Plan Designation: Low Density Residential 2-6 du/ac

Zoning Classification: Single Family Residential 6,000 square foot (R1-6)133 S C

Existing Development: Single-Family Residence

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

This project proposal is to construct a new detached 434 square-foot detached two-car garage located at the rear of an existing single family home. The garage exterior will be composed of Hardie plank siding and composition roof shingles with colors that will match the existing home. The garage will have two wood man doors and two single-car wood garage doors. The proposed FAR of the property is 0.35.

6. EXISTING SITE

The site is developed with a simple form one and one-half story home with a front porch and bay window. The structure consists of wood siding and composition roof shingles. The historic assesment

report also states that alterations have been made to the primary home such as non-original vinyl windows, a rear service porch, a dormer on the south façade. The assessment also states that the original garage was demolished between 1922 and 1950.

7. EXISTING AREA CONTEXT

The site is located along the 100 block of South Clark which is outside of the Downtown Plaza Core. The adjacent properties and neighbors consists of other single-family and multi-family properties. The average FAR of the block 0.33.

8. ANALYSIS OF THE PROJECT

The proposed garage has been designed to match the existing style and color of the existing home. The project proposes smooth Hardie Board siding which is an appropriate material in the Historic Preservation Design Standards for Old Towne. It is also proposed to be located behind the primary residence and subordinate in height, which aligns with the Historic Preservation Design Standards for Old Towne. The project also complies with the Orange Municipal Code.

The project includes two separate single-car garage doors for the two-car garage which is not typical in the historic district. However, the doors will not be visible to the public due to the orientation of the garage and its location in the rear, and so staff has determined that it would not adversely affect the neighborhood.

The garage is located behind the home to not create a false sense of history and minimize the impact from the street which aligns with the recommendations set forth in the Historic Preservation Design Standards for Old Towne regarding the location of accessory structures.

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 December 4, 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 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project includes the construction of a new detached garage which is an accessory structure to the primary dwelling. 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. 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.

The proposed project is in conformance with the Historic Preservation Design Standards (HPDS), which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed detached garage is subordinate to and is compatible with the mass, scale, and roof form of the existing building and therefore would not affect the appearance of the Historic District. The proposed location also minimizes the visual impact on the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

Projects found to be in conformance with the Design Standards are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed garage is compatible with the primary home in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

3. 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.

The proposed garage conforms to the prescriptive standards and design criteria set forth in the Historic Preservation Design Standards for Old Towne and Orange Municipal Code Section 17.14, as described above. The garage is proposed to be placed in a location behind the primary home 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 December 17, 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. 25-0024, 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. 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

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

- Attachment 4 Historic Assessment Report