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AGENDA

Design Review Committee May 20, 2026

5:30 PM Regular Session

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

JERICO FARFAN
Chair

ANNE MCDERMOTT
Vice Chair

MARYANNE SKORPANICH
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.

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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 Greg Ledesma

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. 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 minutes of the City of Orange Design Review Committee Regular Meetings held on December 17, 2025 and January 7, 2026.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
[December 17, 2025 Design Review Meeting Minutes draft](#)
[January 7, 2026 Design Review Meeting Minutes draft](#)

4. NEW BUSINESS**4.1. A request to install a new neon wall sign and re-face an existing blade sign on a building located in the Old Towne Historic District at 116 E. Chapman Avenue. (Design Review No. 25-0014).****Recommended Action:**

Approve Design Review No. 25-0014.

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

4.2. A request to add a total of 180 square feet to an existing single-family home designated as a non-contributor located in the Old Towne Historic District at 173

N. Waverly Street. (Design Review No. 26-0060).**Recommended Action:**

Approve Design Review No. 26-0060.

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

- 4.3. **A request to demolish an existing garage and an adjacent accessory structure and construct a new detached two car garage at the rear of a residential single-family residence designated as a contributor property in the Old Towne Orange Historic District, located at 220 S. Orange Street (Design Review No.25-0175).**

Recommended Action:

Approve Design Review No. 25-0175.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 DPR Form](#)
 [Attachment 3 Project Plans](#)
 [Attachment 4 Historic Assesment Report](#)
 [Attachment 5 1922 & 1950 Sanborn Map](#)

- 4.4. **A request for the adaptive reuse of two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate a new restaurant with walk-up window service and full bar, known as The Win~Dow (Design Review No. 25-0025).**

Recommended Action:

Approve Design Review No. 25-0025 with staff recommended conditions.

Attachments: [Staff Report](#)
 [Attachment 1 Vicinity Map](#)
 [Attachment 2 DPR Form](#)
 [Attachment 3 Project Plans](#)
 [Attachment 4 Historic Assessment Report](#)
 [Attachment 5 Project Narrative](#)
 [Attachment 6 Historic Site Photo Texaco Station 1935](#)
 [Attachment 7 Trip Generator Memo](#)
 [Attachment 8 HRA Mechanical Screen Memo](#)
 [Attachment 9 Phase-I Environmental Site Assessment](#)

- 4.5. A request to construct a 984 square foot addition with a 115 square foot front porch to the existing 480 square foot single-family residence and to replace the existing 192 square foot garage with a new 400 square foot, two-car detached garage on a property designated as a non-contributor located at 405 E. Toluca Avenue. (Design Review No. 5156)

Recommended Action:

Approve Design Review No. 5156.

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

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, June 3, 2026 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative 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: May 14, 2026