

MINUTES - FINAL

City of Orange

Design Review Committee

July 21, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on July 21, 2021 at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:31 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member McDermott led the flag salute.

1.3 ROLL CALL

Present: Fox, Imboden, McDermott, and Skorpanich

Absent: Farfan

2. PUBLIC COMMENTS

The following had non-agendized public comments:

- Tony Trabucco thanked former Committee Member Tim McCormack for his service on the Design Review Committee on behalf of the Old Towne Preservation Association.
- Megan Penn read a thank you letter to the Committee on behalf of former Committee Member Tim McCormack.

3. CONSENT CALENDAR

All matters 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 July 8, 2021 Special Meeting.

ACTION: Approved minutes as presented.

3.2. Design Review No. 5043-21, Patagonia Empanadas Bakery and Cafe, 2279 N. Tustin Street

A proposal to construct an attached 437 sq. ft. covered patio to an existing

restaurant storefront.

ACTION: Approved for Final Determination from the Design Review Committee.

Approval of the Consent Calendar

A motion was made by Committee Member Skorpanich, seconded by Committee Member McDermott, to approve the Consent Calendar.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, and Skorpanich

Noes: None

Absent: Farfan

4. NEW AGENDA ITEMS**4.1. Design Review No. 5022-21, Finney's Crafthouse & Kitchen, 204 W. Chapman Avenue**

A proposal to rehabilitate a historic commercial building for a new restaurant including an outdoor patio in the Old Towne Historic District.

The following members of the applicant team spoke on behalf of the project:

- Brad Finefrock - property owner
- Kasey Conley - historic consultant
- Eric Behr - project architect

The Committee discussed the following:

- Plaster and texture of building exterior
- Windows/frames
- Olive Street and rear façades
- Preservation of the historic masonry
- Fence setback
- Bolts and parapet structural detail

This item was presented for preliminary review.

4.2. Design Review No. 5026-21, Popeyes Louisiana Kitchen, 584 N. Tustin Street

A proposal to demolish an existing vacant full-service restaurant and to construct a new 2,344 square foot drive-through restaurant with associated site improvements.

The following members of the applicant team spoke on behalf of the project:

- Shawn Danesh - representative for Popeyes
- Hannibal Petrossi - project architect

The Committee discussed the following:

- Street tree species and tree wells
- Mature tree size and canopy
- Color of light fixtures and doors

- Window frames
- Plant palette and proposed shrub toxicity to birds
- Parking lot shading

A motion was made by Vice Chair Imboden to approve Design Review No. 5026-21, Popeyes Louisiana Kitchen for recommendation to the Planning Commission subject to the Findings and Conditions in the staff report with the additional following Conditions:

1. The Heavenly Bamboo on the landscape plan shall be replaced with a non-toxic species.
2. The applicant shall substitute three trees with alternate tree species that have a canopy of larger scale and height. Changes shall be reviewed and approved by City staff prior to issuance of building permits.

Committee Member Skorpanich requested an additional Condition that all on-site trees shall be maintained to provide a full height canopy.

Vice Chair Imboden accepted the amendment to the motion.

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich, to approve Design Review No. 5026-21, Popeyes Louisiana Kitchen for recommendation to the Planning Commission subject to the Findings and Conditions in the staff report with the additional following Conditions:

1. The Heavenly Bamboo on the landscape plan shall be replaced with a non-toxic species.
2. The applicant shall substitute three trees with alternate tree species that have a canopy of larger scale and height. Changes shall be reviewed and approved by City staff prior to issuance of building permits.
3. On-site trees shall be maintained to provide a full height canopy.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, and Skorpanich

Noes: None

Absent: Farfan

5. ADJOURNMENT

There being no further business, the meeting adjourned at 7:33 p.m.

The next Regular meeting is scheduled for Wednesday, August 4, 2021 at 5:30 p.m. in the Council Chamber.

s/Anna Pehoushek

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON