

MINUTES - FINAL

City of Orange

Design Review Committee

April 07, 2021

1. OPENING

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:30 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member McCormack led the flag salute.

1.3 ROLL CALL

Present: Fox, Imboden, McDermott, McCormack, and Skorpanich

Absent: None

1.4 PUBLIC COMMENTS

None.

2. 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.

Item 2.1 was removed from the Consent Calendar for discussion.

2.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the February 18, 2021 Adjourned Regular Meeting and March 3, 2021 Regular Meeting.

Committee members had corrections or additions to both sets of minutes.

ACTION: A motion was made by Committee Member Skorpanich, seconded by Committee Member McCormack, to approve the February 18, 2021 and March 3, 2021 meeting minutes.

The motion neglected to state minutes were emended and was withdrawn.

An amended motion was made by Committee Member Skorpanich, seconded by Committee Member McCormack, to approve the February 18, 2021 and March 3, 2021 meeting minutes as emended to staff.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

2.2. Design Review No. 5024-21, McClean Design Office, 391 S. Glassell Street

A proposal to replace exterior doors on the east elevation and remove a garage door and replace it with a folding window on the south elevation of a non-contributing commercial building in the Old Towne Historic District.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich, to approve Design Review Item No. 5024-21, McClean Design Office, 391 S. Glassell Street as submitted.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

3. CONTINUED ITEMS

3.1. Design Review No. 4991-19, Nexx Burger, 2940 E. Chapman Avenue - Continued from January 6, 2021

A proposal to redevelop a former full-service restaurant site with a new 2,460 square foot drive-through fast food restaurant, 610 square foot outdoor dining area, and related site improvements.

Darian Radac, applicant, Peter Duarte, Landscape Architect, and Daniel Ramirez, Civil Engineer were present to respond to questions.

The Committee discussed the following:

- Trash enclosure location
- Landscape around trash enclosure
- Site plan and civil plan curb conflicts
- Curbs and wheel stops
- Irrigation
- Outdoor dining area fence and side wall height
- Bio-retention soil composition
- Biofiltration system

A motion was made by Committee Member Skorpanich, seconded by Committee Member McCormack, to recommend approval to the Planning Commission of Design Review No. 4991-19, Nexx Burger, 2940 E. Chapman Avenue subject to the Findings and Conditions in the staff report with the following additional Conditions:

1. Curbs shall be removed along the edge of the biofiltration zone.
2. Spanish Dagger Yucca may be added to the area around the trash enclosure as allowed by the Orange Police Department.
3. The off-site light shall be removed from the plans.

4. The guardrail height surrounding the outdoor dining area shall be reduced to 36 inches.
5. Lindheimer Muhly shrubs shall be replaced by a Deer Grass variety.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

4. ADJOURNMENT

There being no further business, the meeting adjourned at 6:43 p.m.

The next Regular meeting is scheduled for Wednesday, April 21, 2021 at 5:30 p.m. in the Council Chamber and various teleconference locations.

s/Anna Pehoushek

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON