

**MINUTES - DRAFT**

**City of Orange**

**Design Review Committee**

December 17, 2025

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The Design Review Committee of the City of Orange, California convened on December 17, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

**1. OPENING/CALL TO ORDER**

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

**1.1 PLEDGE OF ALLEGIANCE**

Committee Member McDermott led the flag salute.

**1.2 ROLL CALL**

**Present:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Absent:** Ledesma

**2. PUBLIC COMMENTS**

None.

**3. OLD BUSINESS**

- 3.1. A request to demolish an existing detached one-car garage and non-original front porch and construct a 984 sq. ft. addition with a new 115 sq. ft. front porch to the existing single-family residence, along with a new 400 sq. ft. detached two-car garage, at 405 E. Toluca Avenue. (Design Review No. 5156). (Continued from October 15, 2025).**

The applicant requested a continuation of Item 3.1 to a date uncertain.

A motion was made by Chair Skorpanich, seconded by Committee Member Grosse, to continue Design Review No. 5156 to a date uncertain. The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

**4. NEW BUSINESS**

(Item 4.4 was reordered to be heard before Item 4.1)

- 4.4. A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).**

Assistant Planner Angelo Huang, presented a summary of the proposed project.

A motion was made by Committee Member McDermott, seconded by Committee Member Lopez, to approve Design Review No. 25-0031 and Minor Site Plan No.25-0015. The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

**4.1. A request to convert a historic warehouse building into a church at 527 W. Almond Avenue and 180 S. Cypress Street. (Design Review No. 5159).**

Associate Planner Arlen Beck, presented a summary of the proposed project.

Public Speakers:

The following spoke in support of the project:

Robert Boice (representing Old Towne Preservation Association)

The following spoke on behalf of the project:

Kyle Zimmerman, Applicant; Taylor Laudin, Historical Preservation Architect; Jin Lee, Architect; and Gabriel Choi, Landscape Architect.

**RECESS:** The Design Review Committee recessed at 7:08 p.m. and reconvened at 7:15 p.m. with all Members present except Committee Member Ledesma who was absent.

Committee Members discussed conditions of approval related to landscaping, light fixtures, exterior paint color, lighting, and signage.

A motion was made by Chair Skorpanich, seconded by Committee Member Gladson, to approve Design Review No. 5159 and refer to Planning Commission for consideration with staff recommended conditions as found in the staff report, and the following additional conditions:

1. Mexican feathergrass (*Nassella tenuissima*) shall be removed from the project landscape plan and replaced with a non-invasive plant species approved by the Community Development Director or designee prior to issuance of any building permits.
2. Trees proposed within the courtyard area shall be revised to larger canopy shade tree species, subject to review and approval by the Community Development Director or designee, to provide adequate shade and visual buffering.
3. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
4. All exterior lighting fixtures shall have a correlated color temperature (CCT) not to exceed 3,000 Kelvin, and shall be reviewed and approved by the Community

Development Director or designee prior to installation.

5. Exterior paint colors shall be revised to a warm off-white tone and shall not include bright white or high-reflectivity finishes. Final paint colors shall be submitted for review and approval by the Community Development Director or designee prior to issuance of building permits.

6. All exterior signage shall be halo-lit only. Internally illuminated cabinet signs, exposed lighting elements, or externally mounted sign lighting are prohibited unless otherwise approved through a separate discretionary review.

7. Any exterior light sources located on the south elevation of the building shall be fully shielded, recessed, or otherwise concealed from public view so that the light source is not directly visible. Lighting details shall be subject to review and approval by the Community Development Director or designee prior to installation.

The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

- 4.2. **A request to remodel the interior, add 493 square-feet, and relocate an existing single-family home located in the Old Towne Historic District, at 629 E. Washington Avenue. (Design Review No. 5153).**

Assistant Planner Angelo Huang, presented a summary of the proposed project.

Public Speakers:

The following spoke in opposition to the project:

Robert Boice (on behalf of Old Towne Preservation Association).

Mike Doting spoke in support of the project.

The following spoke on behalf of the project:

Rafael Monterrey, Owner; Carol Monterrey, Owner; and Chris Deering, Designer.

A motion was made by Committee Member Grosse, seconded by Committee Member Lopez, to approve Design Review No. 5159.

The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

- 4.3. **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).**

Assistant Planner Angelo Huang, presented a summary of the proposed project.

Public Speakers:

The following spoke in opposition of the project:

Robert Boice (on behalf of the Old Town Preservation Association)

Staff confirmed the project does not meet the standards set in the Historic District guidelines.

A motion was made by Chair Skorpanich, seconded by Committee Member Grosse, to deny Design Review No. 25-0024. The motion carried by the following vote:

**Ayes:** Farfan, McDermott, Grosse, Lopez, Gladson, and Skorpanich

**Noes:** None

**Absent:** Ledesma

- 4.4. **A request to install a new vehicular access gate on a commercial property located at 742 E. Main Street. (Design Review No. 25-0031, Minor Site Plan No. 25-0015).**

This item was previously reordered and heard before Item 4.1.

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:12 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, January 7, 2026 at 5:30 p.m., in the Council Chamber.

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Hayden Beckman  
Planning Manager