



Agenda Item

Design Review Committee

Item #: 3.1.

6/17/2026

File #: 26-0040

TO: Chair and Members of the Design Review Committee

THRU: Hayden Beckman, Planning Manager

FROM: Lauren Briggs, Planning Technician

1. SUBJECT

A request to install a new halo-lit canopy mounted wall sign and reface an existing pole sign on a building located in the Old Towne Historic District located at 202 N. Glassell Street (DRC No. 25-0120).

2. SUMMARY

The applicant proposes replacing an existing canopy sign with a new reverse halo-lit canopy mounted wall sign and to reface an existing pole sign for Philz Coffee, an existing commercial business located at 202 N. Glassell Street. This property is located in the Old Towne Historic District and is designated as a non-contributing property.

3. RECOMMENDED ACTION

Approval of Design Review No. 25-0120.

4. BACKGROUND INFORMATION

Applicant: Jamie Sanchez

Owner: OC Interior Services LLC

Property Location: 202 N. Glassell Street

General Plan Designation: Old Towne Mixed Use Spoke, 6-15 du/ac

Zoning Classification: (OTMU-15)(S) Old Towne Mixed Use Spoke Street-15(S)

Existing Development: Commercial building constructed in 1953

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project proposal is for a new canopy mounted wall sign for the existing tenant, Philz Coffee. This project includes the installation of a new aluminum canopy mounted wall sign with interior reverse halo-lit illumination on the east elevation of the building. The proposed sign is a total size of 41.79 square feet which is in compliance with the maximum size limit for wall signs per the Orange Municipal Code. The base of the proposed sign measures 10 feet-1/2 inch from grade, as measured from the curb/sidewalk. The proposed sign will be anchored into existing canopy and shoebox style backer and the face of the sign is proposed to be painted white with a clear matte finish. The coffee

cup graphic is proposed to be painted dark brown and tangerine with white highlights with a clear matte finish with the existing canopy is proposed to be re-painted yellow. The existing pole sign is proposed to be resurfaced with the same color palette and finish and coffee cup graphic.

6. EXISTING SITE

The site is currently developed as a one-story commercial building, originally constructed in 1953. The building materials are repainted enamel panels and metal that was refurbished to the exterior in 2019. There is an existing exposed neon canopy mounted wall sign and a double-faced exposed neon pole sign that is proposed to be refaced under a separate permit.

7. EXISTING AREA CONTEXT

The subject property is located at the northwest corner of the intersection at N. Glassell Street and W. Maple Avenue. The property is within the Old Towne Historic District and is zoned OTMU-15(S). The surrounding zone to the north, south, east and west of the project site is split between R1-6 Single family residential, Old Town Mixed Use-15 Spoke Street (OTMU-15(S)) and Old Town Mixed Use-15 (OTMU-15). There are existing residential properties, converted offices, and restaurants along N. Glassell Street in proximity to the project site and at the intersection of W. Maple Ave. To the southwest corner of Glassell and Maple is an existing theater.

8. ANALYSIS OF THE PROJECT

Internal Illumination:

The proposed sign plan contains LED modules behind the proposed aluminum letters. The proposed signage is in compliance with the Historic Preservation Design Standards (HPDS) for Old Towne in that it is an appropriate size and is a reverse halo-lit channel letter sign. The sign is proposed with having an aluminum face painted white with a clear matte finish and a 1-inch clear matte black shoebox style backer mounted using 2-inch spacers from the backer to create a reverse halo effect. The sign illumination will be using 3000 Kelvin LED's which is in the range for a warm color temperature as the Historic Preservation Design Standards recommend.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before June 4, 2026, 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 15301 (Class 1 - Existing Facilities) because the project consists of adding one new reverse halo-lit canopy mounted wall sign to an existing commercial property. 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 (OMC 17.10.070.G.1).*

The proposed project is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and proposed lighting configuration meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).*

Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed sign is compatible with the building 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 (OMC 17.10.07.G.3).*

The proposed sign conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district, utilizes appropriate lighting treatments, 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, 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. 25-0120, 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. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.
7. 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 Site Photos