

**CITY OF ORANGE  
DESIGN REVIEW COMMITTEE  
MINUTES – FINAL**

March 6, 2019

Committee Members Present: Anne McDermott – Chair  
Mary Anne Skorpanich – Vice Chair  
Tim McCormack  
Carol Fox  
Robert Imboden

Staff in Attendance: Bill Crouch, Community Development Director  
Marissa Moshier, Historic Preservation Planner  
Robert Garcia, Senior Planner  
Jessica Wang, Administrative Specialist  
Simonne Fannin, Recording Secretary

**Administrative Session – 5:04**

Chair McDermott opened the Administrative Session at 5:04 p.m. and inquired about Policy/Procedural Information.

Marissa Moshier, Historic Preservation Planner, introduced Jessica Wang, Administrative Specialist, who will assist staff with Design Review Committee tasks and responsibilities.

Ms. Moshier explained that the content of the minutes will be more contained and abbreviated in the future. She also reminded the Members to submit their 700 Form as soon as possible.

Chair McDermott stated that she, Anna Pehoushek, Assistant Community Development Director, Kelly Ribuffo, Associate Planner, and Committee Member Fox met with Ms. Catlin to provide direction on the windows for her project at 585 E. Culver Avenue.

Chair McDermott also met with the applicant, Community Development Director Bill Crouch, and Ms. Pehoushek for the Sky Palm Villas Senior Apartment at 180 N. Tustin Street project to provide direction on the driveway entrance and the treatment of the side of the that faces the residential property in the rear.

Chair McDermott provided information on a citrus pest that is affecting citrus in the region.

Committee Member Skorpanich made a motion to close the Administrative Session of the Design Review Committee meeting.

SECOND: Imboden  
AYES: McCormack, Imboden, Skorpanich, McDermott, and Fox  
NOES: None  
ABSENT: None  
ABSTAIN: None

**MOTION CARRIED.**

Administrative Session adjourned at 5:14 p.m.

**Regular Session – 5:30 p.m.**

**ROLL CALL:**

Committee Members McCormack, Imboden, Skorpanich, McDermott, and Fox were present.

**FLAG SALUTE:**

Vice Chair Skorpanich led the flag salute.

**PUBLIC PARTICIPATION:**

Opportunity for Members of the public to address the Design Review Committee on matters not listed on the Agenda.

Judy Schroeder, resident, provided photographs to the Members and opined about the A-frame signs and banners in the Plaza.

Mr. Crouch, stated the City had engaged a consultant to update the City's sign ordinance; it should be ready for review within the next couple of months.

**CONSENT ITEMS:**

**(1) APPROVAL OF MINUTES:** None

**AGENDA ITEMS:**

**CONTINUED ITEMS:**

**(2) DRC No. 4922-17 – WAHLQUIST RESIDENCE**

- A proposal to construct a 676 square foot addition to a contributing single-family residence in the Old Towne Historic District.
- 138 N. Pine Street, Old Towne Historic District
- Staff Contact: Marissa Moshier, (714) 744-7243, mmoshier@cityoforange.org
- DRC Action: Final Determination

Ms. Moshier provided an overview of the project consistent with the staff report.

Chair McDermott opened the public comment portion of the meeting; there were no speakers.

The Committee Members and Mr. Duane Brenneise, applicant and architect, discussed the types, size, and location of the proposed windows.

The Committee had questions and comments on the following:

- The size and placement of the roof vents and whether or not there is proper venting.
- The placement/reasoning and number of the ridge lines on the addition.
- Mr. Brenneise clarified the placement and material of the window trim.
- Satisfaction with the reduction in the size of the addition. Some Committee Members struggled with the way the mass was handled on the rear elevation.
- The ratio of siding to windows on the west and south elevations.
- The proposed window sizes do not match the existing windows.
- Concern about meeting Building Code egress requirements for the windows in the bedrooms. The double-hung windows may need to be changed to casements to meet this requirement.
- An accurate elevation has not been provided for the proposed windows and the detail does not reflect traditional double hung windows with sash and frame, etc. The Committee must see a clear representation of the proposed windows on the plans.
- The eave separation between the addition and garage and whether the project includes notching the garage to create the required distance separation. Mr. Brenneise clarified that the proposal meets the Building Code requirement for distance separation between the garage and the addition. .
- The color selection noted on the plans. Mr. Brenneise clarified the color scheme for the Committee.

Committee Member Fox made a motion to approve Design Review No. 4922–17 - Wahlquist residence based on the findings and conditions in the staff report with the following additional conditions:

- The bedroom window on the north elevation shall be deleted from the elevation to match the plan.
- If any additional venting is required; it shall be supported through alternate types of vents, whether it is eave or roofing field tile vents.

- Windows shall meet the egress requirements in the bedrooms and shall be drawn and shown to staff for their approval.
- For all new windows, details shall be provided to staff in terms of their operation, design, and details.

SECOND: McCormack  
AYES: McCormack, Skorpanich, McDermott, Fox, and Imboden  
NOES: None  
ABSENT: None  
ABSTAIN: None

**MOTION CARRIED.**

**NEW AGENDA ITEMS:**

**(3) DRC No. 4812-15 – First Golden Village**

- A proposal to construct four new duplexes (8 total units) on four lots of record with shared access easements.
- 4521/4539/4543/4545 E. Washington Avenue
- Staff Contact: Robert Garcia, (714) 744-7231, rgarcia@cityoforange.org
- DRC Action: Recommendation to Planning Commission

Robert Garcia, Senior Planner, provided an overview of the project consistent with the staff report.

Ben Phan, project designer, provided a brief description of the project design. Richard Garcia, landscape architect, approached and explained the landscape plan, bio-retention basin, and plant selection.

Chair McDermott opened the public comment portion of the meeting; there were no speakers.

The Committee had questions and comments on the following:

- The two-story units are too close to the neighboring properties.
- The lack of thought given to the interior or exterior views from the project.
- The placement of the air-conditioning units 3 feet from the property line.
- The lack of contextual discussion as to how the project fits into its surroundings and what impacts the project might create.
- The lack of a streetscape elevation showing all of the proposed buildings together.
- Concern over lack of community input.
- The front door presence is missing; French doors seem to be an odd choice for a front door and could create privacy issues.
- The elevations lack clarity; callouts do not coordinate with the elevation notes and there are several drafting errors.
- The second-story decks of the rear units look out onto the neighbor's properties; the deck should probably be eliminated from Unit 3.
- It appears as though there is a gap where the column integrates with the beam on the deck on the south elevation.
- The need for materials to be called out on the plans and elevations.
- The repetitive nature of the buildings and landscaping is not appealing. The Committee recommended undulating the building face.
- The plan does not strike a balance between the landscape, building, and hardscape. Richard Garcia explained landscaping was reduced to meet the requirements of the Fire Department.
- The site plan is flawed due to the applicant trying to maximize the number of units on the lot; the buildings are too large to achieve a quality landscape treatment.
- The repetition of the design creates an urban aesthetic instead of suburban.
- There is not a proper entry walkway into any of the units nor are they approachable or inviting.
- There is no sidewalk to move the trash bins on; they would have to be pulled through the bark pathway.

Mr. Pham was willing to continue the item in order to address the Committee’s concerns.

Committee Member Imboden made a motion to continue Design Review No. 4812 – 15 – First Golden Village in order to allow the applicant to rework the project based on Committee Member comments.

SECOND: Skorpanich  
AYES: McCormack, Skorpanich, Fox, McDermott, and Imboden  
NOES: None  
ABSENT: None  
ABSTAIN: None

**MOTION CARRIED.**

**ADJOURNMENT:**

Committee Member Imboden moved to adjourn the meeting at 7:30 p.m.

SECOND: McCormack  
AYES: McDermott, McCormack, Skorpanich, Imboden, and Fox  
NOES: None  
ABSENT: None

**MOTION CARRIED.**

The next regular meeting is scheduled for Wednesday, March 20, 2019.