

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

May 15, 2019

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

Staff in Attendance: Marissa Moshier, Historic Preservation Planner  
Monique Schwartz, Associate Planner  
Kelly Ribuffo, Associate Planner  
Kim Kinsler, Administrative Assistant  
Jessica Wang, Administrative Specialist

**Administrative Session – 5:05 p.m.**

Chair McDermott opened the Administrative Session at 5:05 p.m. Staff had no policy or procedural information to report but reminded the committee that every item on the consent agenda could be voted on as one motion.

Monique Schwartz reviewed staff's interaction to date with the applicant for Item #5 on the agenda.

The Committee had questions about how to best adhere to the Senior Assistant City Attorney's April 17, 2019 recommendations on discussion procedures for items not agendized related to project outcomes. Staff will obtain further clarification for the DRC from Ms. Binning.

The Committee provided edits to the April 17, 2019 minutes.

Chair McDermott adjourned the administrative session 5:32 PM

**Regular Session – 5:32 p.m.**

**ROLL CALL:**

Committee Members McCormack, Skorpanich, Imboden, 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.

There were no speakers.

**CONSENT ITEMS:**

- (1) APPROVAL OF MINUTES: April 17, 2019
- (2) DRC No. 4949-18, Buttermilk Fried Chicken Sign
- A proposal to install one new exterior blade sign on a non-contributing building within the National Register-listed Old Towne Historic District.
  - 238 W. Chapman Avenue
  - Staff Contact: Kelly Ribuffo, (714) 744-7223, kribuffo@cityoforange.org
  - DRC Action: Final Determination
- (3) DRC No. 4971-19, Oral Surgery Freestanding Sign
- A proposal to install one new freestanding sign on a non-contributing property within the National Register-listed Old Towne Historic District.
  - 436 S. Glassell Street
  - Staff Contact: Kelly Ribuffo, (714) 744-7223, kribuffo@cityoforange.org
  - DRC Action: Final Determination

Committee Member Skorpanich made a motion to approve the consent calendar and approve Item 1 as emended during in the Administrative Session.

Vice Chair Skorpanich abstained from voting on the Minutes and voted in favor of the remaining consent calendar items.

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

**MOTION CARRIED.**

**AGENDA ITEMS:**

**Continued Items: None**

**New Agenda Items:**

- (4) DRC No. 4962-18, ALDI
- A proposal to convert an existing Staples retail store to an ALDI grocery store and two vacant tenant spaces, with minor site improvements.
  - 2050 N. Tustin Street
  - Staff Contact: Monique Schwartz, (714) 744-7224, mschwartz@cityoforange.org
  - DRC Action: Final Determination

Monique Schwartz, Associate Planner, provided an overview of the ALDI Grocery Store consistent with the staff report.

Branko Prebanda, project architect, provided a presentation of the changes that were made to the project based on the Committee's prior recommendations.

Chair McDermott opened the public comment portion of the meeting. There were no speakers. Chair McDermott closed the public comment portion of meeting.

The Committee requested more clarity regarding the message tower signage. Ms. Schwartz responded that the shopping center sign program allows 10% of window area for signage which is more restrictive than the 25% of window area allowed by the Orange Municipal Code. The project signage may return to the DRC for final approval or can be conditioned to comply with the shopping center sign program.

Committee Member Fox made a motion to approve DRC No. 4962-18, ALDI based on the findings and conditions listed in the staff report. There was no second.

Chair McDermott asked for further discussion. Additional Committee comments and concerns included:

- The message tower element should return to the Committee for further review.
- The impact of the ALDI branding on the look of the entire Orange Villa shopping center.
- Whether the new tenant should be more compatible with the existing look of the shopping center or if ALDI would begin to articulate a new look with the other tenants.
- The proposed color palette and how it will match the existing colors.
- Materials, roof form, and the branding's compatibility with the mall and surrounding businesses.
- The asymmetrical design of the ALDI façade is not compatible with the existing design of the rest of the shopping center.
- Discussion of the roof height and tower elements.

Committee Member Skorpanich made a motion to approve Design Review No. 4962-18, ALDI, subject to the findings and conditions in the staff report, and with the following additional conditions:

- The project signage and message tower shall return to Design Review Committee for approval prior to building permit issuance.
- The height of the shopping cart enclosure wall should be lowered to match the height of the base of pillars and the colonnade and the remainder of the Center to the extent that the height of the wall still conceals the shopping carts behind it.

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

**MOTION CARRIED.**

**RECESS:** 6:40 – 6:47 p.m.

(5) DRC No. 4898-17, Shell Station and Carwash

- A proposal to refurbish and existing service station to include expansion and reconfiguration of the existing convenience store/service bay building, construction and operation of a new 2,600 square foot drive-through automatic car wash building and related site improvements.
- 2640-2658 N. Santiago Boulevard
- Staff Contact: Monique Schwartz, (714) 744-7224, mschwartz@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Monique Schwartz, Associate Planner, provided an overview of the Shell station and carwash project consistent with the staff report. She discussed a memo that was distributed to the Committee members regarding submittal plan inconsistencies.

Shiv Talwar, project architect, asked for approval of the project.

Chair McDermott opened the public comment portion of the meeting. There were no speakers. Chair McDermott closed the public comment portion of meeting.

The Committee had the following comments and concerns:

- Request for more clarification on the tree count and vacuum bays. Ms. Schwartz responded that the staff report includes the correct number of trees required. She also noted that the project meets the required parking count with one vacuum stall, while the Site Plan incorrectly shows six vacuum stalls.
- The tree count is inconsistent on the plans and the street trees should not be included in the tree count.
- The plans are hard to follow and there is a lot of blank building mass on a descending slope.
- The elevations and plans for the retaining wall are not properly drawn.
- The car wash building needs to be drawn accurately. The elevation and section do not reflect proposed guidelines. It appears as if the back of the building is pushed out over the slope. The retaining wall along the freeway is not shown on the plans.
- There is a lack of sensitivity to the mass of the car wash building.
- All of the plan sheets need to be coordinated and consistent. Some sheets lack the retaining wall and fence, while others portray the fence as a slope from the base of the building.
- The preliminary site plan should reflect the final grading.
- The civil engineering plans should be included in the plan set.
- The buildings look unappealing from the freeway and the landscaping should be reconsidered to screen and complement the back of the buildings.
- The use of many different tree styles do not work properly on this small site.
- Place a larger tree count on the slope.

- Little Gem Magnolia is a small tree that would be more appropriately located in front of the shops. Fern Pine trees would be more appropriately located on the project sides.
- The roof pitch of the car wash building is different than the roof pitch on the main building.
- There is a lack of clarity and incorrect information on many of the keynotes.
- The large Shell sign is missing on the plans.
- Paint colors and light fixtures will be reviewed at the next meeting.
- There is a conflict on the landscape plan regarding the setback of the trees around the light poles.
- The fuel pump canopy is not included on the east elevation.
- The gable roof ends between the two main buildings look awkward from the street. Hip roof ends, where the two buildings face each other may be more compatible.
- On-site circulation is a concern.
- The queuing for the carwash and parking appear to be in conflict and the back driveway appears tight.
- The Committee and staff discussed the capability of the site to accommodate large trash and refueling trucks, cars exiting the car wash tunnel, parking, and traffic circulation if they are all occurring at the same time.
- The Committee asked to see a full elevation of the rear of the shopping center.

Committee Member Fox made a motion to continue DRC No. 4898-17, Shell Station and Carwash in order for the applicant to revise the plans based on the Committee's comments.

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

**MOTION CARRIED.**

Committee Members McDermott and Skorpanich disclosed they met with an applicant that will be coming before the committee for the Orange Senior Housing project.

**ADJOURNMENT:**

Chair McDermott adjourned the meeting at 8:02 p.m.

The next regular meeting is scheduled for Wednesday, June 5, 2019.