



# *DESIGN REVIEW COMMITTEE*

## AGENDA ITEM

AGENDA DATE: JUNE 20, 2012

TO: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Roseberry, Planning Manager

FROM: Lucy Yeager, Contract Planner

SUBJECT: Detailed Lighting Plans Associated With Previously Approved DRC No. 4565-11  
– Chapman University Filmmaker’s Village (Now Referred to as West Campus  
Historic Block)

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### **SUMMARY**

The applicant is proposing detailed lighting plans for the previously approved Filmmaker’s Village. The previously approved project was conditioned that prior to issuance of any construction permits, detailed lighting plans for the entire complex shall be submitted to the Planning Department for review and scheduled before the Design Review Committee for consideration and recommendation.

Said previously approved project entails partially demolishing the West Anaconda Building Complex (certain façades to be restored) and construct three (3) student housing buildings totaling 397 beds in 96 units, one (1) multi-level parking garage with 358 parking spaces and rehabilitate a portion of the building complex to become a commissary.

It should be noted that the project name is now being referred to West Campus Historic Block. The overall project will ultimately be altered. Specifically, the University no longer plans to build housing on the site. Dormitory Buildings A, B, and C will not be constructed. Instead, the concept of adding several tennis courts constructed on the property is being explored. “The Commissary” building will no longer house a food service, but will continue to be restored by the University to restore it to its original historic appearance. The interior of the building will now house digital arts classrooms and faculty offices. The University still plans to build the parking structure on the property. Please refer to letter from the applicant – Attachment 1 and West Campus Historic Block Conceptual Site Plan – Attachment 2.

The University respectfully requests that the Design Review Committee’s review of these detailed lighting plans be only for the plans for the parking structure and the “Commissary” building. The applicant will bring forth a revised plan to the DRC for the area that will replace the previously approved dormitories when their plans are solidified.

**RECOMMENDED ACTION — RECOMMEND APPROVAL WITH  
CONDITIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR**

Staff recommends the DRC recommend approval of the proposed detailed lighting plans (focus only relative to the parking structure and the “Commissary” building) with conditions to the Community Development Director which has final consideration of the project.

**BACKGROUND INFORMATION**

Applicant/Owner:	Chapman University
Property Location:	On the Chapman University Campus, bounded by N. Cypress Street to the east [addresses 220, 228, 264, 296], W. Maple Ave. to the south, the Atchison, Topeka & Santa Fe Railroad tracks to the west and, W. Palm Ave. to the north
General Plan Designation:	PFI (Public Facilities (Max 0.5 FAR) and Institution (Max 2.0 FAR)
Zoning Classification:	P-I (SP) (Public Institution, Chapman University Specific Plan)
Existing Development:	Anaconda Wire & Cable Company Complex (portion formerly California Wire & Cable Company, portion formerly Baja Shop Motor Sports) with past existing uses including Performance Testing Laboratories (now vacant), CFI Distributors (now vacant) , and Chapman University’s Entertainment Technology Center (ETC) (existing use which will vacate December 2011)
Property Size:	3.5-acres
Associated Applications:	Previously approved DRC 4565-11, VAR No. 2209-11 (Setback), MJSP No. 0671-11 and Demolition Review
Previous DRC Project Review:	None regarding the Detailed Lighting Plans

**PUBLIC NOTICE**

No Public Notice was required for this project.

**ENVIRONMENTAL REVIEW**

This project is fully and adequately addressed in the previously approved certified Final Environmental Impact Report (FEIR) No. 1717-03 prepared for the Chapman University Specific Plan Amendment No. 5. Said FEIR was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 et seq and in conformance with the Local CEQA Guidelines.

## **PROJECT DESCRIPTION**

Detailed lighting plans focusing on the parking structure and the “Commissary” building regarding the previously approved Filmmaker’s Village project (now referred to as the West Campus Historic Block).

## **EXISTING SITE**

The existing site is located within the limits of the City of Old Towne Orange District. It consists of the Anaconda Wire & Cable Company Complex (portion formerly California Wire & Cable Company, portion formerly Baja Shop Motor Sports) with past uses including Performance Testing Laboratories (vacant), CFI Distributors (vacant), and Chapman University’s Entertainment Technology Center (ETC) (to be vacated December 2011). The University views the entire complex as one building with a series of additions build out over time. Some of the additions are easily noticed while others are more seamlessly integrated into the overall structure. The existing building complex is a contributing historic resource. The subject property is listed on the National Register of Historic Places and on the California Register of Historical Resources as a contributing resource to the Old Town Orange Historic District and, is also a contributor to the City of Orange’s locally designated Old Towne District.

## **EXISTING AREA CONTEXT**

The Chapman University-owned former Villa Park Orchards building is located to the north of the project site; Chapman University’s Marion Knott Studios and Judith Partridge Dance Center to the east and south, respectively; and the City of Orange Santa Fe Depot Public Parking Lot across the railroad to the west. To the south of the project and on the west side of Atchison Street is the Orange Transportation Center, which provides Metrolink and Amtrak commuter rail services, as well as OCTA bus services. A few single family homes are located to the southeast of the site, on the east side of N. Cypress Street south of W. Maple Avenue.

## **EVALUATION CRITERIA**

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features.**
  - a. The architectural features shall reflect a similar design style or period.
  - b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.
2. **Landscape.**
  - a. The type, size and location of landscape materials shall support the project’s overall design concept.

- b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
- c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
3. **Signage.** All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
4. **Secondary Functional and Accessory Features.** Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

### **ANALYSIS/STATEMENT OF THE ISSUES**

#### **Issue #1: General Secondary Functional and Accessory Features Requirements:**

The applicant is proposing a detailed lighting plan that currently focuses on the parking garage and the “Commissary” building.

The site lighting at the main driveway will consist of historic acorn fixtures matching the city-standard poles along Cypress Street, along with two column features at the entrance from the street. The truss sculpture nearby will be uplit with landscape lighting fixtures. Lighting at the outdoor dining area (now courtyard) south of the driveway will include tree uplights at the Sycamores and warm-white LED string lights swagged overhead. At the project’s interior driveways and walkways, lighting will be provided by bollards or by University-standard hooded pole-lights. All streetlights along the project’s perimeter will match the City standard for those locations.

At the south (Maple) elevation, exterior lighting at the existing facade will consist of vintage-style gooseneck signlighters above the California Wire Company signage, and sconces near the entry doors; windows in front of the new parking garage will be softly back-lit. On the north side of the commissary building, facing the courtyard (previously outdoor dining), linear fluorescent fixtures with a clean, solid-fronted housing will be installed above the corrugated panels for area lighting, and signlighters and sconces will be installed at the main entrance.

Lighting at the interior of the parking garage will be set in from its openings to reduce spill light. At the garage roof, short poles with cut-off fixtures will be used, installed only at the center of the structure in order to mask them from view in the surrounding areas. Low-level fixtures set into the structure’s parapet will be used to light the perimeter parking spaces.

#### **Issue #2: General Sign Requirements:**

The applicant will not be pursuing signage approval at this time. All signage on the site will comply with the applicable provisions of the Specific Plan. It should be noted that the project is conditioned recognizing that while lighting is proposed for approval where certain signage is

anticipated, such lighting is contingent upon the applicant's future proposed signage program, as ultimately considered and approved. Further, said signage program, when submitted, must include addresses noted with any illumination details.

### **ADVISORY BOARD RECOMMENDATION**

The Staff Review Committee reviewed the project on February 1, 2012, February 29, 2012, and March 28, 2012 with recommendation of approval to the Design Review Committee on May 21, 2012.

### **STAFF RECOMMENDATION AND REQUIRED FINDINGS**

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings.

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.F.1).*
  - The proposed project incorporates the University's approved Specific Plan's development standards and design guidelines.
  - All street lighting will comply with Old Towne requirements.
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.F.2).*
  - The subject property is listed on the National Register of Historic Places and the California Register of Historical Resources as a contributing resource to the Old Towne Orange Historic District, and is also a contributor to the City of Orange's locally designated Old Towne District.
  - Historic and vintage-style lighting will be used, where appropriate.
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.F.3).*

- The proposed project respects the historic and local context and reinforces the architectural identity of the Chapman University Campus and adjacent neighborhood. It incorporates the University's approved Specific Plan's development standards and design guidelines.
4. *For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).*
- The project site is not an infill residential development; therefore this finding does not apply.

## **CONDITIONS**

The recommendation of approval of this project is subject to the following conditions:

1. Prior to issuance of a Building Permit, the Police Department shall review and approve a final photometric study of the entire project site.
2. While lighting is approved where certain signage is anticipated, such lighting is contingent upon the applicant's future proposed signage program, as ultimately considered and approved by the Design Review Committee with final decision by the Community Development Director. Further, said signage program, when submitted, must include addresses noted with any illumination details.

The following code provisions are applicable to this project, and are included for information only. This is not a complete list of requirements, and other code provisions may apply to the project.

3. All lighting shall conform in substance and be maintained in general conformance with plans and exhibits labeled 3 in the staff report (dated June \_\_, 2012 date stamped June 7, 2012), including modifications required by the conditions of approval, and as recommended for approval by the Community Development Director.
4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
5. 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 will be cause for revocation of this permit.
6. Except as otherwise provided herein, this project is approved as a precise plan. After any 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 plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.

7. Prior to the issuance of building permits, the applicant shall pay all applicable development fees including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
8. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.
9. All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
10. Applicant/developer shall be aware that all work within the public right-of-way requires the issuance of an Encroachment Permit. Such work includes, but is not limited to, work on the sidewalk, driveway construction, and utility laterals.
11. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
12. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

## **ATTACHMENTS**

1. Letter from Applicant dated June 6, 2012 describing Project Changes Associated with Filmmaker's Village
2. West Campus Historic Block Conceptual Site Plan date stamped June 7, 2012
3. Detailed Lighting Plans Submittal date stamped June 7, 2012 including half- size scale plans, exterior lighting concept sketches, cut sheet/lighting standards (three separate bound documents)

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