DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	MARCH 20, 2013
TO:	Chair Fox and Members of the Design Review Committee
THRU:	Leslie Roseberry, Planning Manager
FROM:	Lucy Yeager, Contract Planner
SUBJECT:	DRC No. 4674-13 – Chapman University Hutton Sports Center Partial Reface

SUMMARY

The applicant's request is for the partial exterior renovation of Hutton Sports Center, an existing sports facility on the Chapman University campus. This project will not add any new interior facilities to the building. Rather, it will result in cosmetic exterior alterations to the building façade to better tie the building visually with nearby on-campus buildings.

RECOMMENDED ACTION – RECOMMEND APPROVAL WITH CONDITIONS TO COMMUNITY DEVELOPMENT DIRECTOR

Staff recommends the DRC recommend approval of the proposed project 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 main campus, located at 219 E. University Drive which is beyond the Schmid Gate entry. Project is entirely located in the Chapman University Specific Plan Area and within the City of Orange Old Towne District.
General Plan Designation:	PFI (Public Facilities and Institution (Max 2.0 FAR)
Zoning Classification:	P-I (SP) (Public Institution, Chapman University Specific Plan)
Existing Development:	The existing 1-story, 45,254 sq. ft. Hutton Sports Center
Property Size:	0.57 acres
Associated Applications:	None
Previous DRC Project Review:	None
Previous Associated City Approvals:	None

PUBLIC NOTICE

No Public Notice is required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1, Negligible Expansion of Existing Facility) because the project involves the replacement of existing walls and/or construction of new walls. There is no public review required.

PROJECT DESCRIPTION

To provide a partial exterior renovation to the existing Hutton Sports Center to better tie the building visually in with nearby on-campus buildings incorporating the unique exterior brick mix called the Chapman blend.

The Project Overview Documents, Attachment No. 1, provides the project scope and existing conditions and proposed building elevations.

EXISTING SITE

Existing land use on the project site consists of Hutton Sports Center. It is located at 219 E. University Drive which is beyond the Schmid Gate entry. The existing 1-story, 45,254 sq. ft. building is rectangular in form. The existing site is located within the limits of the City of Orange Old Towne District. The building was built in the mid-1970's and is not of historic contributing nature.

EXISTING AREA CONTEXT

The project is surrounded by the following land uses:

- To the west by the Campus' Fish Interfaith Center;
- To the north by the Campus' Lastinger Athletics Complex;
- To the east by the Campus' Wilson Field and Lastinger Parking Structure; and
- To the south by the Campus' Attallah Piazza and Leatherby Libraries.

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 Architectural Requirements:

During the past decade, Chapman University has erected several new buildings built with a unique exterior brick mix called the Chapman blend. Buildings on campus constructed with this type of brick mix include the following:

- Fish Interfaith Center;
- Leatherby Libraries;
- Oliphant Hall;
- The Lastinger Parking Structure; and
- Lastinger Athletics Complex

The Chapman brick blend mix is based on the type and color of brickwork found on the historical façade of Kennedy Law School.

Additionally, the Argryos Forum building and Beckman Hall were recently retrofitted and clad partially in the Chapman blend brick mix. Also, an on-campus Center for the Arts facility to be located north of University Drive and west of the Hutton Sports Center, beyond the Fish Interfaith Center, is planned to be constructed using the Chapman brick blend.

In order to create a unified campus core, the University intends to attach thin brick veneer to portions of the south façade; flanking the building's main entry. On the west side of the building, it is proposed to carry the veneer along the low planter wall. On the east side, the applicant proposes to terminate the veneer just around the east corner of the stairway. No façade upgrade is proposed on the north side of the building. The applicant proposes to add the veneer

to just these select facades to re-establish the building's main public entry. The applicant also plans to apply the veneer to only the main plaster surfaces in that the existing fluted concrete exterior, which is the primary component of the west, south and east facades, would not accept the veneer without major resurfacing or furring of the fluted concrete. When completed, the building is intended to blend in nicely with the adjacent core campus buildings such as the adjacent Fish Interfaith Center and Leatherby Libraries.

All lighting and hardware on the building site will be retained and reused. No new lighting is planned as part of the proposed project.

Issue #2: General Landscape Requirements:

The project will not change any building exterior landscape. In select instances, landscaping adjacent to the building could potentially be impacted by the proposed project. Where such impacts are unavoidable, the plants will be replaced with like quantity and variety by the applicant. No changes to plant materials are anticipated.

Issue #3: General Sign Requirements:

All signage on the site is expected to be retained and reused. No new signage is planned as part of the proposed project.

Issue #4: General Secondary Functional and Accessory Features Requirements:

All functional and accessory features relative to the site are expected to be retained and reused. No updates or changes are planned.

ADVISORY BOARD RECOMMENDATION

The Planning Department Staff reviewed the project. It was determined that review by the Staff Review Committee was unnecessary since it was only a façade renovation.

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 and conforms to the University's approved Specific Plan's standards and design guidelines. In particular, the exterior work will use consistent materials and colors allowing it to be consistent with the adjacent buildings. This lends itself to tie the building better visually in with nearby on-campus buildings. Said Specific Plan includes parameters which respect the historic and local context and reinforce the architectural identity of the campus and adjacent neighborhood.

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 project site is not in any National Register Historic District nor is the existing structure deemed a contributing historic structure; therefore this finding does not apply.

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. It incorporates the University's approved Specific Plan's development standards and design guidelines replicating the use of materials and colors found elsewhere on campus and, particularly in close proximity to the site.
- No landscaping adjustments are planned.

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 OF APPROVAL

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

1. Any on-campus equipment or activity shall be required to comply with Section 8.24.050 of the City's Noise Ordinance.

2. The project shall comply with the applicable requirements established in the City's building codes, including the California Fire Code and the City's Fire Ordinance.

3. Prior to building permit issuance, the applicant shall submit a color palette and sample materials to the Planning Department to demonstrate that all proposed colors and materials

match the DRC approvals and if applicable, existing colors and materials on the subject building.

4. Prior to final City Staff sign-off, applicant to provide Certificate of Consistency from the Landscape Architect of record or like professional, or sufficient photo documentation, indicating compliance that any landscaping which was required to be replaced due to the rehabilitation work was replaced with like plant material, quantity and size which previously existed on site.

5. The applicant, in coordination with the contractor(s), shall ensure that construction activities comply with the following requirements:

    - All operations shall comply with City Ordinances with respect to hours of construction activity to minimize noise impacts;
    - During construction, best efforts shall be made to locate stockpiling and/or vehicle staging areas as far as practicable from nearby residences.

6. All construction shall conform in substance and be maintained in general conformance with the applicant's Project Overview Documents labeled Attachment 1 in the staff report (date stamped received March 7, 2013), as recommended for approval by the Design Review Committee. Further, exterior building color and materials shall conform to the plans and color and materials board recommended for approval by the Design Review Committee on March 20, 2013. Any change to the exterior of the building from the approved plans may be subject to review and approval by the Design Review Committee.

7. 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.

8. 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 meeting with the Design Review Committee.

9. These conditions shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.

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.

10. 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.

11. Prior to the issuance of Building Permits, the applicant shall pay all applicable development fees, as required.

12. Prior to Building Permit issuance, the applicant shall pay any outstanding monies due to the City of Orange for Planning Division entitlement activities related to this project.

13. Construction permits, including building permits, as required by the City of Orange shall be obtained for all construction work by Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

14. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.

15. 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. Project Overview Documents dated March 7, 2013

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