DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	JUNE 19, 2013
TO:	Chair Fox and Members of the Design Review Committee
THRU:	Leslie Roseberry, Planning Manager
FROM:	Lucy Yeager, Contract Planner
SUBJECT:	DRC No. 4694-13 – Chapman University – Wilson Field Replacement Lighting – East Side

---

SUMMARY

The applicant's request is for the removal of three existing 80 foot tall field lighting fixtures located on the east side of Wilson Field (Athletic Field) and replace them with two 90 foot tall lighting fixtures.

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, Wilson Athletic Field; said field is located on the south side of E. Walnut Avenue at approximately 300 E. Walnut Avenue. 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:	Wilson Field Athletic Field
Property Size:	Field is 3.8 acres
Associated Applications:	MNSP 0739-13
Previous DRC Project Review:	None
Previous Associated City Approvals:	None

PUBLIC NOTICE

No Public Notice is 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. There is no public review required.

PROJECT DESCRIPTION

The applicant's request is for the removal of three existing 80 foot tall field lighting fixtures located on the east side of Wilson Field (Athletic Field) and replace them with two 90 foot tall lighting fixtures. Each new light pole will have a 48" diameter foundation/footing with a 24" diameter tapered pole topped with Musco lighting.

Attachment No. 1 provides the submittal package of information including the photometric summaries, existing status and the proposed lighting details.

EXISTING SITE

Existing land use on the project site consists of the Wilson Athletic Field. Three existing 80 foot tall light poles exist on the east side of the field. Two 90 foot tall light poles exist on the west side of the field.

EXISTING AREA CONTEXT

Wilson Field is surrounded by the following land uses:

- To the west by the University's Lastinger Athletics Complex and Hutton Sports Center;
- To the north, east of N. Grand Street, by the University's Pralle-Sodaro Residential Hall and single family homes west of N. Grand Street;
- To the east by the University's tennis courts and Argyros Forum Lot which the University plans to replace with a new Center for Science and Technology Building; and
- To the south by the University's Panther Plaza, Leatherby Libraries and Argyros Forum.

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:

Wilson field is centrally located on the Chapman University campus and is used for various sports including football and soccer. Currently, Wilson Field is lighted by five Musco lighting fixtures. Two of these fixtures are 90 feet in height and are located on the west side of the football field by the existing permanent stadium. The other three lighting fixtures are 80 feet in height and are located on the east side of Wilson Field, by the temporary bleachers which will eventually be replaced by permanent outdoor seating as part of the planned Center for Science and Technology (CFST) Building. The proposed project will replace the three existing 80-foot tall lighting fixtures on the east side of the field with two 90-foot tall lighting fixtures that match the heights of the two existing 90-foot tall lighting fixtures on the west side of the field. These existing lights were reviewed and recommended for approval by the Design Review Committee on May 4, 2005.

Relative to the replacement lighting on the east, the existing most northern placed light is currently placed at 101 feet from the northern property line of the site which is situated on the south side of Walnut Street. The most northerly replacement light will be placed 140'-2" from the northern property line; 39'-2" further south from the north property line than the existing light.

The existing most southerly light on the east side is located 383'-8" from the most northerly property line of the site. The most southerly replacement light will be placed 366'-2" from the northerly property line; 17'-6" northerly of the existing most southerly light.

The third (middle light), currently located at 256'-6" south of the site's property line, will be removed and not replaced.

All lighting on the site must comply with the provisions of the Specific Plan as well as the O.M.C. The Specific Plan directs that light quality must be geared to the specific use of the area, and should appear attractive during the day when the pole, base and light add another dimension to the campu scene. The Specific Plan also requires that reflectors and shields be installed in playing field lighting to minimize spill light and glare.

When the existing lights were considered and approved by the Design Review Committee on May 4, 2005, a condition of approval was required that the maximum light spill on residential properties allowed was 0.5 footcandles associated with an 80 foot high pole. Condition No. 3 conditions the 0.5 footcandle provision to be retained.

The existing blanket grid photometric lighting compared with the proposed lighting shows similar readings though at certain points along the north side of Walnut Street where the residential land use resides, slightly higher footcandle readings. The existing adjacent property spill photometric lighting compared with the proposed lighting also shows similar readings though at certain points along the north side of Walnut Street where the residential land use resides, some readings may be ever so slightly higher or lower footcandle readings. They are all though below the maximum allowed 0.5 footcandle imposed condition that is recommended. For the spill reading, the measurement is based on horizontal footcandles, which is a standard practice.

The replacement of the lighting fixtures will improve the sight lines from the existing sets of temporary bleachers on-site. In addition, the new light fixtures will improve the sight lines from the planned outdoor seating associated with the planned Center for Science & Technology Building. By reducing the total amount of lighting poles on the east side of the field from three to two, Chapman University will consequently reduce the total amount of light fixtures thereby reducing glare and spill light to the neighborhood to the north.

The new lighting fixtures will be in operation from dusk until 10pm each evening. Condition No. 4 conditions this time schedule.

As part of the Specific Plan requirements, plans were presented for comment to both the OTPA and OBHS. Minutes to both meetings are provided in Attachment 2.

ADVISORY BOARD RECOMMENDATION

The Staff Review Committee reviewed the project on May 29, 2013 with recommendation of approval with conditions to the Design Review Committee on May 29, 2013.

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. Specifically the light quality is geared to the specific field use and appears attractive during the day and reflectors and shields are used to minimize spill light and glare. These are provisions in the Specific Plan's Section 5.5.6, Lighting.
- The proposed project was favorably received by both the OTPA and OBHS groups.

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 incorporates and conforms to the University's approved Specific Plan's development standards and design guidelines and respects the adjacent neighborhood. Not only are applicable provisions provided as stated in Section 5.5.6, Lighting, of the Specific Plan (light quality, attractiveness of the poles and use of reflectors and shields), a condition is also imposed to ensure the spill reading does not exceed 0.5 footcandles.
- The proposed project will present similar lighting spillage than that which is currently exhibited by the existing lights.

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, photometric plans shall be submitted for review and approval. As with the existing field lighting conditions, the maximum light spill on residential properties allowed is 0.5 footcandles.

4. Prior to issuance of building permit, a lighting time schedule shall be submitted for review and approval to the Planning and Police Departments. Such lighting schedule will identify that at no time shall lighting be allowed after 10pm.

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 Submittal Package Documents labeled Attachment 1 in the staff report (date stamped received June 10, 2013), as recommended for approval by the Design Review Committee. Any change 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. The final 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.

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.

16. The approved Conditions of Approval be implemented, complied with per each condition's assigned time frame for implementation and reported to the responsible monitoring agency.

ATTACHMENTS

1. Project Submittal Package Documents dated June 10, 2013
2. OTPA and OBHS meeting minutes

cc: Kris Olsen, Chapman University
One University Drive
Orange, CA 92866

Mark Hickner, KTGY Group
17922 Fitch
Irvine, CA 92614

File