

# DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: MAY 2, 2012

To: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Roseberry, Planning Manager

FROM: Lucy Yeager, Contract Planner

SUBJECT: DRC No. 4627-12 – Chapman University Beckman Hall Façade Renovation

#### **SUMMARY**

The applicant's request is for the exterior renovation of Beckman Hall, an existing classroom building 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 in 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 393

N. Glassell Street adjacent to University Drive and 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 4-story, 112,000 sq.ft. Beckman Hall building

Property Size: 0.69 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 an exterior renovation to the existing Beckman Hall to better tie the building visually in with nearby on-campus buildings incorporating the unique exterior brick mix called the Chapman blend.

The Justification Notebook, Attachment No. 1, provides existing conditions and proposed building elevations.

#### **EXISTING SITE**

Existing land use on the project site consists of Beckman Hall. It is located on the east side of N. Glassell Street, adjacent to the south side of University Drive. The existing 4-story, 112,000 sq. ft. building is rectangular in form and contains a tower element that is approximately 89 feet in height at its highest point. The majority of the building is 62 feet in height. The existing site is located within the limits of the City of Orange Old Towne District. The building was built in 1998 and is not of historic contributing nature.

# EXISTING AREA CONTEXT

The project is surrounded by the following land uses:

- To the west by the Kennedy Law School (across N. Glassell Street);
- To the northwest by the Student Health Services building (across N. Glassell Street);
- To the north by University Drive, the Schmid Gate, the former Chapman University Public Safety building, and the Fish Interfaith Center. Also, an on-campus Center for the Arts facility is planned to be constructed north and adjacent to University Drive;
- To the northeast by the Hutton Sports Center;
- To the east by the Fahmy Attallah, Ph.D. Piazza and Lastinger Libraries; and
- To the south by Cecil B. DeMille Hall.

The context of the proposed site with surrounding area is provided in photographs found in the applicant's Justification Notebook (Attachment No. 1).

### **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

#### <u>Issue #1: General Architectural Requirements:</u>

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:

- Merle and Marjorie Fish Interfaith Center;
- Leatherby Libraries;
- Oliphant Hall;
- The Lastinger Parking Structure; and
- Erin J. 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 was 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 adjacent to Beckman Hall is planned to be constructed using the Chapman brick blend.

In order to create a unified campus core, the University intends to remove the existing limestone on the base and tower feature of Beckman Hall and replace it with the Chapman blend brick mix. In addition, the stark white building will be repainted hues of soft beige and tan to better blend into its surroundings and complement the brick. When completed, the building is intended to blend in nicely with the core campus buildings such as the Fish Interfaith Center, Leatherby Libraries, and Kennedy Law School.

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

#### Issue #2: General Landscape Requirements:

The landscape design around Beckman Hall will remain essentially intact during construction. No impacts to street trees are anticipated as part of the proposed project. In selective 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 and adjacent neighborhood. 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. All work that may result within the public right-of-way and public utility easements shall require an Encroachment Permit.

- 2. Any on-campus equipment or activity shall be required to comply with Section 8.24.050 of the City's Noise Ordinance.
- 3. 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 Code.
- 4. 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.
- 5. Prior to final City Staff sign-off, applicant to provide Certificate of Consistency from the Landscape Architect of record or like professional 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.
- 6. 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 surrounding residences.
- 7. All construction shall conform in substance and be maintained in general conformance with the applicant's justification notebook labeled Attachment 1 in the staff report (date stamped received April 2, 2012), 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 approved by the Design Review Committee on May 2, 2012. Any change to the exterior of the building from the approved plans shall be subject to review and approval by the Design Review Committee.
- 8. 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.
- 9. 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.

10. 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.

- 11. 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.
- 12. Prior to the issuance of building permits, the applicant shall pay all applicable development fees, as required.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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. Applicant Justification Notebook dated April 19, 2012

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

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