

COMPARE DOC: CURRENT SPA 7 TO MARCH 2015 SUBMITTAL

1 INTRODUCTION

1.1 HISTORY OF CITY OF ORANGE AND CHAPMAN UNIVERSITY

~~A portion~~The core of the Chapman University campus is located within the Old Towne District of the City of Orange. The City of Orange dates back to 1869, when Alfred Chapman and Andrew Glassell accepted land from the Rancho Santiago de Santa Ana land grant for their fees in a complicated lawsuit involving the family of Jose Antonio Yorba. Although Alfred Chapman later called himself the “father of Orange,” development of the town was, in fact, guided by William Glassell, brother of Andrew Glassell. He laid out a one-square-mile town, with 10-acre farm lots surrounding a 40-acre central town site. The boundaries of the town were Walnut (now Maple) and Almond Avenues to the north and south, and Grape (now Grand) and Lemon Streets to the east and west. The intersection at the center of the town site, which became known as the Plaza, was formed by Chapman Avenue and Glassell Street.

In 1880, the Southern Pacific Railroad built a depot in Orange. That same year, the Santa Fe Railroad extended its railway into the City. The Santa Fe Depot served the City for over 80 years as a freight and passenger facility until its closure in 1971. The competing fares of the two railways helped initiate the boom of the 1880s, when profitable crops brought in new businesses to serve the needs of farmers. In 1886, the civic-minded residents of Orange built the circular Orange Plaza, the landmark that replaced a former weed-filled open lot. The City of Orange was incorporated in 1888. Like other communities in Southern California, the City experienced periods of prosperity and expansion, notably during the years of 1895-1905, 1920-1930 and 1950-1960.

Farmers began planting orange groves in the City in 1873, after the introduction of the Brazilian navel orange trees in Southern California proved to be profitable. -By 1882, California boasted more than one-half million citrus trees. Growers gradually began to organize packing houses closer to the railroads, instead of close to the orchards where getting the fruit to the market was costly and time consuming. -During the City’s 1895-1905 building boom, a ~~concert~~concerted effort was made to promote citrus ranching.- Many growers formed cooperatives, among them the Villa Park Orchards Association and the Santiago Orange Growers Association. -The Villa Park Orchards Association was formed in 1912, and began packing in a produce shed owned by the Santa Fe Railroad. -By 1920, oranges had become the most popular crop for the City and Orange County. ~~-With 820,000 boxes of oranges produced from one of the packing houses in the City, Orange County was producing more than \$12 million of oranges by 1920.~~

Up until the 1920s, Orange was primarily an agricultural community. Between 1920 and 1930, the first industrial plants in Orange were built, and the economy began to diversify. -In 1921, the California Wire and Cable Company was started by Louis Koth and Fred Grote.- The original plant, which was the only electrical wire plant west of the Mississippi at the time, was built in 1922. -The Western Cordage Company moved into the Richland Walnut Association Building in 1927.- The plant was purchased in 1930 by the Great Anaconda Copper Mining Company, which renamed the company Anaconda Wire & Cable, and continued to use the plant to manufacture wire and cable. In 1934, the company began designing and furnishing intermediate and high-power long wave radio antennas for

the United States Navy. These antennas assured shore-to-ship communication at all times, allowing the Navy Department to keep in touch with ships on waters anywhere in the world.

With the outbreak of World War II, Germany introduced the magnetic mine, a device that destroyed more than a million tons of British ships before its secret was learned and defensive methods were developed. In 1940, the Navy Department approached cable manufacturers and requested development and production of buoyant cable. The purpose of the buoyant cable was later disclosed to produce a magnetic field in coastal waters of sufficient intensity to detonate a planted magnetic mine at a safe distance from the minesweeper. Anaconda Wire & Cable was the first to create and produce a buoyant cable and continued to lead its development and production. Historical documents appear to indicate that the company was classified as an essential industry during the war. At one point, City residents feared that planes might possibly bomb the Anaconda buildings.

The period of 1950-1960 saw the biggest population boom in the City's history, sparked by the return of servicemen from World War II. As a result, Orange became increasingly urbanized, ~~and the citrus industry was all but squeezed out.~~ In 1967, the former Santiago Orange Growers Association packing house was purchased by the Villa Park Orchards Association. This packing house, which is no longer in operation, remains near the corner of Cypress Street and Palm Avenue today.

In 1983, the Orange City Council adopted the first Historic Preservation Element ~~into~~of the City's General Plan. The four historic quadrants surrounding the Plaza formed a slightly larger area than the original one-square-mile town. This area was documented as the local Old Towne District in the General Plan. The Old Towne District encompasses two historic districts on the National Register of Historic Places. The City's Plaza, along with the surrounding commercial core, was placed on the National Register as the Plaza Historic District in 1982. The Old Towne Orange Historic District, which was registered in 1997, includes a more accurate refined boundary and continuous area of documented property information for documenting historic significance within the Old Towne District. (Exhibit 1.4, *Contributing Historic Resources to National Register of Historic Places*) shows the boundaries of the historic districts within the Specific Plan area.) Many of the buildings and spaces found in the Old Towne District were built between 1880 and 1940. The primary architectural styles include: Victorian (1871-1900), Classical Revival (1900-1910), Craftsman and Bungalow (1910-1925), and Mediterranean Revival (1922-1935). The diversity of residential, commercial and industrial building types and architectural design elements reflects the growth and development of the City prior to World War II, as well as the effect of urbanization in the post-war years. Over the years, the City has successfully retained the feel of a small agricultural town in its historic core, setting it apart from other neighboring communities. Today, the population of the City is more than 138,640 within a ~~land area of over 27 square miles. The City's planning area is 38 square miles, with a "Sphere of Influence" area of 55 square miles. Included in the City's Sphere of Influence is 18,500 acres of undeveloped land owned by The Irvine Company.~~ land area of over 27 square miles.

The history of Chapman University dates back to March 4, 1861, when the Christian Church (Disciples of Christ) opened Hesperian College in Woodland, California. In 1896, the Disciples founded a seminary in Berkeley, and the assets of Hesperian College were incorporated as part of the Berkeley Bible Seminary. In 1915, the church decided to transfer its assets to a new Disciples College in Los Angeles. The principal benefactor for the school was Charles Clark (C.C.) Chapman, who was a distant relative of Alfred Chapman, the founder of Orange. C.C. Chapman's Christian principles and lifelong respect for education led him to offer \$50,000 toward the founding of the new college at an assembly of the Christian Church if church members would raise another \$150,000. The new school, California Christian College, opened in 1920. In 1934, the school was officially renamed to Chapman College. Mr. Chapman purchased the former Orange Union High School campus at Glassell Street and Palm Avenue, where the college was relocated in 1954 and became the first four-year, accredited college in Orange County.

Built in 1904, the former high school campus is one of the few remaining examples of neoclassical architecture in Southern California. Five buildings on the original Orange Union High School campus are listed on the National Register of Historic Places: Wilkinson Hall, the Old Science Building (now Smith Hall), Founder's Hall (now Roosevelt Hall), the Education/Art Building (now Reeves Hall) and Memorial Hall. The latter four buildings have main entrances facing onto a formal grass quadrangle, known as the Bert C. Williams Mall, which was originally a sunken lawn. Constructed in 1904, Wilkinson Hall is the oldest structure on the campus. Both the Education/Art Building and Old Science Building were constructed in 1913, followed by Memorial Hall in 1921 and the Founder's Hall in 1928. Wilkinson Hall was moved to its present location, which was approximately 250 feet northeast of its original location, and rotated 90 degrees in 1921. These stately neoclassical buildings served as the community's cultural center for 50 years. Musical, dramatic and other community events were frequently held in the ~~auditoriums~~[auditorium](#) of Memorial Hall. The cultural tradition of Orange Union High School was continued and expanded by Chapman College.

In 1991, Chapman College changed its name to Chapman University, further strengthening its commitment to international education, innovative undergraduate curriculum and graduate programs. While ecumenical and open to all, Chapman University remains a church-related institution, in covenant with its founding denomination. This rich spiritual legacy lives on through the University's focus on development of the ethical, spiritual, physical and intellectual facets of the individual.

[In 2013, Chapman University completed the James L. and Lynne P. Doti Hall, continuing and implementing the missing piece of the former Orange Union High School. This building was designed and constructed to recall the historical character of the other buildings on the Bert C. Williams Mall.](#)

Today, Chapman University's main campus in Orange is comprised of ~~eight~~[tteen](#) schools and colleges that offer professional studies and liberal arts education, including Argyros School of Business and Economics, [Attallah College of Educational Studies](#), Dodge College of Film and Media Arts, Fowler School of Law, College of Performing Arts, Wilkinson College of [Arts, Humanities and Social Sciences](#), [Crean College of Health & Behavioral Sciences](#), [School of Communication](#), [Fowler School of Engineering](#), and Schmid College of Science & Technology. -In addition to the Orange campus, Chapman University has ~~a new~~[another](#) campus in [the City of Irvine](#) (Rinker Health Science [campus where the School of Pharmacy is located](#)) and twenty-~~six~~[five](#) satellite ~~"Brandman University"~~ campus locations throughout California and Washington. [A subsidiary of Chapman University](#), Brandman University focuses on the adult learner and offers undergraduate, graduate, credential, and certificate programs in arts and sciences, business, education and health designed to meet the schedule of the working adult, both online and through its [satellite](#) campuses.

The University's "patron saint" or guiding spirit is Albert Schweitzer, the -famed physician, musician and humanitarian. -His name and likeness ~~is~~[are](#) prevalent on the main campus in Orange. In the Schweitzer spirit, the University fosters an environment that supports service to others. With more than 150 years of history, Chapman University is now recognized ~~for~~[as a comprehensive institution with its multidiscipline research](#), liberal arts core, ~~distinguished faculty~~ and innovative professional programs. The dynamic, stimulating University community engages in value-centered personalized learning, with a curriculum that reaches beyond the boundaries of the classroom.

1.2 PROJECT BACKGROUND

In 1989, in response to the need to accommodate anticipated campus facility expansion and the City of Orange's desire for a definitive planning tool to guide future campus development, Chapman University prepared a specific

plan that would provide a long-range, campus-wide development plan for the University and its surrounding community. The *Chapman College Specific Plan* was a comprehensive plan with regulations and guidelines that addressed not only the University's current needs for facilities, but also the projected needs for the University's ultimate build-out in approximately 30 years. The original Specific Plan encompassed only University-owned properties, and was approved and adopted in March 1989 by the City Council. Three amendments to the original Specific Plan were approved and adopted in September 1989, December 1995 and March 1997. The title of the Specific Plan was changed from Chapman College Specific Plan to Chapman University Specific Plan in the third amendment. (Appendix D, *Specific Plan Amendments*, describes each of the Specific Plan Amendments.) Amendment No. 4 was prepared and submitted to the City of Orange, but was denied by the City Council in November 2001. Amendment No. 5 was approved by the City in January 2004 and expanded the Specific Plan area to 57.47 acres in size to allow for development of Marion Knott Studios (the film school) and other uses. Amendment No. 6 was approved in January 2012 and was focused on the new [Musco](#) Center for the Arts and increased the Specific Plan area to 58.37 acres. Amendment No. 7 is a comprehensive update to the Specific Plan that includes incorporation of additional University-owned properties into the Specific Plan area, an increase in student enrollment ~~and seat capacity, an expanded and updated discussion of campus wide landscaping, an increase in the allowable floor area ratio of the campus, inclusion of behavioral and minimum student housing requirements, elimination of the classroom seating capacity provision,~~ an enhanced circulation discussion, refinement to the design guidelines and development standards, ~~new landscape design guidelines,~~ and an updated implementation chapter.

1.3 PHYSICAL SETTING

1.3.1 Location

Chapman University is located in the City of Orange, California. Regional access to the Specific Plan area is provided by the Orange Freeway (Route 57) from the west via interchanges at Chapman and Orangewood Avenues (Orangewood becomes Walnut Avenue near campus), the Garden Grove Freeway (Route 22) from the south via Glassell Street, the Newport-Costa Mesa Freeway (Route 55) from the east via Chapman Avenue, and the Riverside Freeway (Route 91) via Kramer/Glassell Street. The University is located centrally (about 1 to 1.5 miles) between these four freeways and has excellent regional access.

The [University](#) campus is situated in the heart of Orange, in proximity to the City's historic Downtown Plaza (shown on Exhibit 1.2, *Vicinity Map*). The Specific Plan area is generally located to the south of Everett Place, west of Shaffer Street, north of Maple Avenue, and east of N. Parker Street, except for a portion to the south of Maple Avenue along Cypress Street, ~~and portions located to the west of the railroad on the south side of Palm Avenue.~~ The Specific Plan area is located within the Old Towne District, the City's local historic district as defined by the Cultural Resources & Historic Preservation Element of the General Plan, with the exception of the northeastern section of the campus north of Walnut Avenue. -In 1997, a National Register nomination was completed by the Old Towne Preservation Association.- This nomination formed the Old Towne Orange Historic District, which is bordered roughly by Walnut Avenue, Waverly Street, W. O. Hart Park, La Veta Avenue, Clark Street and the [Atchitson, Topeka & Santa Fe \(AT & SF\) Railroad](#).

1.3.2 Existing Land Uses

The existing campus is occupied by academic facilities, administrative offices, parking lots and parking structures, ~~academic structures,~~ residential dormitories and other University related uses. The ~~areas~~ adjacent to the existing campus ~~consists~~ consist of a mixture of single-family and multi-family residential, industrial and commercial uses (shown on Exhibit 1.3, *Existing Land Uses*).

1.3.3 Surrounding Uses and Characteristics

The University campus is located in a predominantly residential area, interspersed with general commercial, industrial and light manufacturing uses associated with the Old Towne District. Single-family homes are located to the north and east of the campus. The areas to the south and west are occupied by single-family and multi-family homes, as well as local commercial and industrial uses. The central business district and the Downtown Plaza are located a few blocks south of the campus. ~~Exhibits~~[Exhibit 1.3a and 1.3b3](#), *Existing Land Uses*, depicts the land uses surrounding the Specific Plan area.

The University campus is located in the Old Towne District (City) and the Old Towne Orange Historic District (National Register), where historically interdependent buildings still exhibit the special ambiance associated with their time and place in history. These homes and buildings are generally well maintained and retain their original architectural integrity. The University, with its historic academic buildings, adds character and cultural meaning to the surrounding community.

To the north of the Specific Plan area, an area of older homes exists along Cypress, Lemon and Olive Streets, roughly between Walnut and Sycamore Avenues. Additionally, a few older homes are scattered between Sycamore and Palm Avenues outside the Specific Plan area. ~~These~~ homes date back to the early part of the 20th century and were originally built to house workers in the local packing house and agricultural industry. This Specific Plan recognizes this area as an identifiable neighborhood located within the Old Towne District.

1.3.4 Contributing Historic Resources

Five academic buildings on the former Orange Union High School campus are listed on the National Register of Historic Places because of their architectural and historical significance. ~~These~~ neoclassical buildings were part of the former high school for 50 years, and served as the cultural center of Orange from 1904 to 1954.

With a population of only 1,300, the City of Orange began construction of the first high school building, now known as Wilkinson Hall, in 1903. This hall is the oldest structure on the campus. It was completed in 1904 and was originally located in the area which is now known as the Bert C. Williams Mall. In 1921, Wilkinson Hall was moved to its present location when Memorial Hall was constructed.

The Old Science Building (now Smith Hall) and the Education/Art Building (now Reeves Hall) were both constructed in 1913, and the Founder's Hall (now Roosevelt Hall) was completed in 1928. All three buildings have a base of simulated rusticated cut stone topped by a protruding band. The walls are painted plaster, with a second protruding band occurring at the sill level of the second story windows. Cornices are continuous at the top of the wall with a slightly articulated parapet above. These three buildings face onto the Bert C. Williams Mall. ~~A fourth building, James L. and Lynne P. Doti Hall, was designed and constructed to recall the historical character of the other other buildings on the mall. It opened for classes in January 2013.~~

Memorial Hall was originally constructed in 1921, with an addition added in 1926. ~~The~~ Memorial Hall faces onto the Bert C. Williams Mall and is the focus of the space. Four free-standing doric columns rise from the first-floor level. Memorial Hall now serves as the main campus administration building and includes the University President's office and other administrative offices.

In addition to the ~~five~~[buildings that formed the basis of the former Orange Union High School, the former Cypress Street School is an individually listed building. It is located at 544 N. Cypress Street and is the last remaining example of a segregated schoolhouse in Orange County.](#)

In addition to the six individually listed buildings, there are a variety of residential and industrial structures existing along Olive, Lemon, Cypress and Glassell Streets in the Specific Plan area that have been identified as contributing elements of the Old Towne Orange Historic District on the National Register of Historic Places. These buildings and uses are important to the understanding of Orange history, and therefore retain significance according to the criteria of the National Register of Historic Places. Exhibit 1.4, Contributing Historic Resources, shows the location of the historic buildings. Rehabilitation of these structures The City of Orange established the expanded local Old Towne Orange Historic District boundaries that included properties on the periphery of the National Register Old Towne Orange Historic District and Plaza Historic District which warrant preservation and conservation, even if they may not have met the criteria for National Register designation. Exhibit 1.4, Contributing Historic Resources depicts the parcels that contain contributing historic resources within the Specific Plan area. Rehabilitation of contributing historic resources shall comply with the guidelines contained in Section 5.8, *Historic Preservation and Enhancement Guidelines*, of this Specific Plan and the Secretary of the Interior's Standards ~~of~~for Rehabilitation in Appendix J.

Demolition of, or major alteration to, any contributing historic structure ~~on the National Register of Historic Places~~ is considered a significant adverse impact under the California Environmental Quality Act (CEQA). Any such action will require environmental review in accordance with State and Local CEQA Guidelines, as discussed in Chapter 7.0, *Implementation*. Detailed descriptions and assessments of the historic integrity and condition of the historic structures within the Specific Plan area are included in the project EIR.

The western portion of the Specific Plan area falls within two of the proposed Neighborhood Character Areas (NCAs) described in the City's General Plan - the Cypress Street Barrio and the Railroad/Packinghouse Neighborhood, as depicted in Figure CR-2, Resources Recommended for Designation, in the City's General Plan ~~document~~. An NCA encourages preservation of the historic qualities and context of the neighborhood, while still allowing changes in land use and new development. ~~An~~ NCA ensures that development and renovations within the designated area are consistent with and reinforce the historic context of the neighborhood.

One of the neighborhoods established in Orange in the early 20th century was the Cypress Street Neighborhood Barrio, which consisted primarily of housing for working class residents and migrant workers. ~~Also~~ known as the Cypress Barrio or Orange Barrio, the Cypress Street Neighborhood Barrio developed in response to the need to provide inexpensive housing for workers in the nearby citrus fruit packinghouses and the returning soldiers from World War I. ~~Many~~ of these local inhabitants were members of the original 40 families that came from Mexico and settled in the neighborhood and established strong ties to Orange.

The Cypress Street Neighborhood Barrio NCA is generally south of Collins Avenue and bounded by Walnut Avenue to the north, Palm Avenue to the south, Glassell Street to the east, and the Atchitson, Topeka & Santa Fe (AT&& SF) Railroad tracks to the west. The center of the Cypress Cypress Street Neighborhood NCA is the 400 block of North Cypress Street, between Sycamore and Walnut Avenues.

The Railroad/Packinghouse Neighborhood NCA runs in a north-south direction and is located on either side of the AT&& SF Railroad tracks within the Old Towne Orange District and extends eastward along Chapman Avenue toward The Plaza.

1.4 DOCUMENT ORGANIZATION

The Chapman University Specific Plan ~~combines the policies, procedures and regulations of the *Historic Preservation Design Standards for Old Towne* and National Register of Historic Places into one document.~~ It accommodates campus ~~expansion with the flexibility to growth and~~ anticipate future needs, while providing development and design controls to assure that the Specific Plan will be implemented as planned.

The following is a summary of each chapter contained in this document:

Chapter 1, *Introduction*, includes a discussion of the University's history, project background and physical setting, ~~and as well as the~~ organization of the Specific Plan.

Chapter 2, *Planning Context*, discusses the Specific Plan's purpose and intent, goals and objectives, authority and scope, and relationship to applicable plans and policies. The goals, objectives and policies are more general than the detailed guidelines and regulations contained in the other sections. However, these should be considered as the intent behind the more specific guidelines, and should be used to check project consistency and guide compatible edge development within the Specific Plan area.

Chapter 3, *Development Plan*, contains the components that provide the rationale for the development regulations and guidelines that will be used in the Site Plan Review process. These components include the Land Use Plan, Circulation Plan, Pedestrian Circulation Plan, Bikeway Plan, ~~and~~ Open Space and Recreation Plan, Student Enrollment, Student Housing, and Quality of Life Initiatives.

Chapter 4, *Community Facilities and Services Plan*, contains the infrastructure, public services and utilities components of the Specific Plan. Conceptual plans for the Specific Plan's water, sewer and storm drain systems are included, as is a discussion of public services (e.g., police, fire), utilities, water quality, and grading.

Chapter 5, *Design Guidelines*, contains guidelines to enhance design of the campus and ~~provides~~provide visual order and continuity through Specific Plan build-out. The guidelines cover ~~seven~~nine topical areas: context planning, site planning, architecture, landscape architecture, signage, lighting, parking ~~and~~, historic preservation, and sustainability. These guidelines will be adhered to for development plan review, as they convey the intent of this Specific Plan and the goals of the Old Towne District.

Chapter 6, *Development Regulations*, contains development provisions and regulations establishing the Chapman University zoning. Site development standards provide the parameters within which development will occur.

Chapter 7, *Implementation*, contains the implementation procedures for the Specific Plan. A discussion of the anticipated phasing is included in this chapter. The Site Plan Review process is an essential key to the sequence and eventual pattern of development, ensuring that development will occur consistent with the Specific Plan.

The *Appendices* include ~~discussions of~~ the following:

- a1) Planning Commission and City Council Hearing Minutes; ~~and~~
- a2) Planning Commission and City Council Resolutions and Ordinances;
- b) Specific Plan's consistency with the City's General Plan as required by State law;
- c) Definitions of terms in association with Specific Plan regulations and standards;
- d) Specific Plan Amendments;
- e) Amendments to the City's Zoning Documents;
- f) City of Orange Local CEQA Guidelines;
- g) Sanborn Fire Insurance Maps;

- h) HABS/HAER Documentation ~~requirements~~Requirements;
- i) Material Substitution;
- j) Secretary of the Interior's Standards for Rehabilitation;
- k) Chapman University Ownership Map;
- l) Site Plan Review Process;
- m) Historic Review Process;
- n) Orange County Transportation Authority (OCTA) Design Guidelines for Bus Facilities;
- o) Existing Street Tree ~~Master~~ Plan; and
- p) Campus Shuttle Service
- ~~q) Holly's Trolley Service~~

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2 PLANNING CONTEXT

2.1 PURPOSE AND INTENT

The *Chapman University Specific Plan* establishes the land uses and zoning of properties within the Specific Plan area. The Specific Plan includes development regulations, policies and programs for the implementation of the approved development plans. The Specific Plan allows for a range of institutional and support uses and provides quality assurances to the surrounding community. The Specific Plan considers existing neighborhood context, buildings and facilities, future expansion needs, and overall procedures and regulations to guide project implementation and buildout.

2.2 GOALS, OBJECTIVES AND POLICIES

The primary purpose of the Specific Plan is to serve as a planning tool that implements the physical development of the University campus. By providing the review mechanisms for implementation, the Specific Plan responds to a multiplicity of concerns. The following section contains a reiteration of land use issues for the Specific Plan area, with a statement of the goals, objectives and policies to guide development of the campus.

Goal 1

Chapman University should continue to provide liberal and professional learning of distinction within an intellectually demanding, caring and value-centered community by completing the campus plan, and providing facility expansion and new programs and services as needed.

Objective 1.1

Implement a plan to meet the educational needs of the University consistent with the goals, objectives, and policies of the City of Orange General Plan, including its Cultural Resources & Historic Preservation Element-[and Housing Element](#).

Objective 1.2

Provide a balanced range of permitted uses, anticipating current and future demands with a range of opportunities.

Policy 1.1

Process, adopt and amend the Specific Plan as necessary to provide an understanding of development parameters and future [growth of the subject property improvements within the Specific Plan area](#).

Goal 2

Achieve the best possible land use pattern for the Specific Plan [area](#) with an emphasis on [the](#) functional and aesthetic relationship of facilities and preserving the campus and community character, including open space, boundary transitions, adequate circulation, convenient parking-[and](#) a mix of compatible uses-[and student housing](#).

Objective 2.1a

Achieve project design that maximizes the functional and aesthetic relationships between facilities.

Objective 2.1b Mitigate impacts on surrounding neighborhoods by providing transitions between institutional land uses and adjacent residential neighborhoods.

Objective 2.1c Encourage the provision of on-campus student housing.

Objective 2.2

Achieve project designs that provide a balance between open space, structures and parking.

Objective 2.3

Provide a circulation system that is comprehensive enough to accommodate a variety of future project areas as build-out occurs.

Objective 2.4a

Provide alternatives to surface parking and more efficient parking layout within the Specific Plan [area](#).

Objective 2.4b Provide design elements that encourage walking (pedestrian paths, benches, etc.), bicycling, mass transit, carpooling and other modes of transportation to reduce automobile dependence and parking problems.

Objective 2.4c Promote the use of Chapman University-sponsored shuttles to remote parking areas to help meet the parking needs for the campus.

Objective 2.5 Establish a ~~zone~~[zoning planning area](#) (Academic 2) that allows for a variety of University uses compatible with the surrounding neighborhoods.

Policy 2.1a Provide development standards for land uses within the Specific Plan that respect adjoining land uses.

Policy 2.1b Provide edge development and transition standards that protect the character of the campus/community interface.

[Policy 2.1c](#) [Establish a provision for on-campus student housing.](#)

Policy 2.2

Provide in the University zoning a wide range of highly integrated [and](#) compatible land uses. [Ensure that adequate parking is provided at appropriately designated locations for students, faculty, employees and visitors.](#)

Policy 2.3 Provide an internal pedestrian system that connects to open space areas (e.g., quads and gathering areas) within the campus.

[Policy 2.4a](#) [Continue to meet the minimum parking requirements by providing structured parking outside the campus core.](#)

[Policy 2.4b](#) [Provide pedestrian paths and bikeways that connect to different areas on campus and to the surrounding neighborhoods, Orange Transportation Center and other activity nodes/destinations in Old Town Orange. Install amenities such as benches, bollards, and bicycle parking facilities to encourage walking and bicycling.](#)

Policy 2.4c Implement a shuttle service that transports students, faculty, employees, and visitors between designated parking areas within and outside the campus.

Policy 2.5 Establish the Academic 2 planning area that allows for a broader range of University uses and provide context-sensitive development and design criteria to ensure compatibility with the surrounding neighborhoods.

Goal 3

Achieve integration of the existing University uses with future uses and the surrounding community.

Objective 3.1

Achieve coordinated planning of development along common areas between existing and proposed areas, while ensuring that the campus/community interface is enacted through the use of edge development and transition standards.

Objective 3.2

Provide a conceptual development layout plan that shows the location of potential future growth areas.

Objective 3.3

Achieve and encourage neighborhood and project identity through architecture and site planning, while maintaining continuity with common architectural elements, landscape, streetscape, signage and hardscape elements.

Objective 3.4

Retain and enhance view corridors to existing buildings and open space areas.

Policy 3.1

Coordinate and encourage future development of the Specific Plan area consistent with existing development.

Policy 3.2

Encourage well designed projects along common boundaries and utilize edge and transition design criteria to guide landscape, streetscape, signage and hardscape features.

Policy 3.3

Locate building masses, landscaping and parking such that existing views into the site at entries and surrounding roads, as well as inner-site views, are preserved and enhanced.

Policy 3.4

Establish architectural and landscape transition guidelines that are sensitive to the campus/community edge and the character of the surrounding neighborhoods.

Policy 3.5a

Provide a land use plan that respects the adjacent land uses and contributes to the overall quality and revitalization of the adjacent neighborhoods.

Policy 3.5b Maintain and/or encourage elements that enhance neighborhood identity, character or image of the Specific Plan area, as well as livability.

Policy 3.5c

Locate land uses with lower intensity and minimal disruption to the adjacent neighborhood context and character along the campus interface with residential areas (such as student housing).

Policy 3.6

Provide a University that will serve as an academic and cultural resource to City residents and enhance the vitality of the City.

[Policy 3.7](#) [Manage student enrollment to gradually increase to the maximum allowed enrollment at Specific Plan buildout.](#)

Goal 4

~~Ensure~~Retain the quality appearance and “identity” for the University with consistent design and visual improvements, while ~~ensuring~~ensure the identity of the Old Towne District.

Objective 4.1

Each building should continue to have its own identity; however, architectural compatibility throughout the University ~~should~~will be achieved.

Objective 4.2

Establish recurring landscape features and signage to provide continuity throughout the campus.

Objective 4.3

Prohibit visible storage and require unsightly uses to be completely screened, unless otherwise allowed by the Community Development Director.

Policy 4.1

Require adherence to the Specific Plan design guidelines and the Secretary of Interior’s Standards for Rehabilitation (where applicable) for architecture, signage, streetscapes and landscaping standards.

Policy 4.2

Establish signage guidelines utilizing consistent sign color, material and design for all signs that are part of the streetscape.

Policy 4.3

Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

Goal 5

Have adequate public facilities and services for University development.

Objective 5.1

Provide water, sewer, drainage and road facilities to adequately serve a wide range of land uses.

Objective 5.2

Provide adequate public services, through enhanced access and design mechanisms, to University uses.

Policy 5.1

Provide an infrastructure system, including sewer, water and storm drain systems, that will adequately serve full build-out of the Specific Plan development.

Policy 5.2

Provide future building designs which are sensitive to public safety and fire needs.

Policy 5.3 Ensure that the intent of the City's stormwater and water quality goals are met through implementation of the appropriate standards and procedures.

Policy 5.4 During construction projects, ensure compliance with all terms and conditions including implementation of appropriate Best Management Practices (BMPs).

Goal 6

Have an efficient internal circulation system to alleviate unnecessary project-related traffic on adjacent arterial streets while ensuring the functional access needs of each Chapman University land use.

Objective 6.1

Provide internal street layouts that allow efficient ingress and egress from adjacent arterial streets.

Objective 6.2

Provide alternate or improved access as necessary to accommodate growth.

Objective 6.3

Provide a street system that maintains continuity with surrounding developments and the City's circulation system as a whole.

Policy 6.1 Evaluate the efficiency of the circulation system at the Site Plan Review stage.

Policy 6.2

Provide pedestrian access throughout the development which connects the various campus components and encourages pedestrian movement.

Policy 6.3 Respect the integrity of the existing street grid pattern around the campus.

Policy 6.4 Connect internal campus bikeways to the existing and proposed bikeways, as designated in the City of Orange Bikeways Master Plan Update, within the street rights-of-way around the campus.

Goal 7

Maintain the open space amenities of the University campus while meeting the development and programmatic needs of the campus.

Objective 7.1

Provide adequate Encourage structured parking so that to minimize conversion of open space amenities may be preserved to parking lots.

Objective 7.2

Continue to provide adequate open space as the campus is built-out.

Policy 7.1

~~Encourage~~Continue to meet the ~~relocation of employee/staff~~minimum parking ~~to requirements by providing structured~~ parking ~~lots that should be designated as long term parking~~outside the campus core.

Policy 7.2

~~Provide adequate visitor parking on campus.~~

~~Policy 7.3~~

Require adherence to the open space guidelines contained in the Specific Plan.

Policy 7.43

Maintain a minimum of 25 percent open space on the overall campus. The open space should be distributed throughout the Specific Plan area, with emphasis on creating usable, defined open space areas (e.g., malls, promenades, gathering areas, etc.)

Policy 7.54

Maintain the quad concept and augment quads with garden rooms and small, intimate plazas, tied together by linear malls and pedestrian paths.

Policy 7.65

Maintain the historical character of Bert C. Williams Mall ~~and~~ Liberty Plaza by preserving these areas as permanent open space, ~~while also allowing these areas to be reconceptualized to meet the changing needs of the University.~~ The Bert C. Williams Mall will retain a formal appearance, with a central lawn bordered by linear walkways. ~~Shady Quad~~/Liberty Plaza will retain its informal character, consisting of ~~lawns~~, specimen trees, and a water feature, interspersed by walkways.

2.3 AUTHORITY AND SCOPE

The Chapman University Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. ~~Public hearings were held by both the Planning Commission and City Council and the Specific Plan Amendment No. 7 was formally adopted by the City Council on~~ ~~[Insert Date~~ Here ~~].~~

This Specific Plan, originally adopted by Ordinance No. 4-89, is a regulatory plan that serves as the zoning ordinance for the subject property. All other City codes and ordinances shall continue to be applicable, unless inconsistent with this Specific Plan, in which case they are superseded. ~~Proposed development plans, development agreements, site plans, tentative tract maps or parcel maps and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan and its adopted elements.~~

Further, the Government Code states that a specific ~~plans~~plan may be amended as many times as necessary in the same manner as it was adopted. In the case of this Specific Plan, it is adopted by ordinance and shall be amended by ordinance. Refer to Section 7.78, *Specific Plan Amendments*, of this Specific Plan.

2.4

RELATIONSHIP TO APPLICABLE PLANS AND POLICIES

2.4.1 City of Orange General Plan

The City of Orange General Plan is the primary policy planning document that provides the framework for management and utilization of the City's physical, economic and human resources. The General Plan consists of 11 elements: Land Use, Circulation & Mobility, Growth Management, Housing, Natural Resources, Public Safety, Noise, Infrastructure, Urban Design, Economic Development, and Cultural Resources & Historic Preservation. Each element contains goals, policies and implementation measures to guide development within the City. The Chapman University Specific Plan, with the amended General Plan designation of PFI (Public Facilities Institutions Max 2.0 FAR), shown on Exhibit 2.1, *General Plan Designation, as Amended*, is consistent in all respects with the General Plan as discussed in Appendix B, *General Plan Consistency*. ~~It should be noted that the Panther Village site, located at 3101 W. Chapman Avenue in the City of Orange, will retain its UMIIX (Urban Mixed Use) 30-60 du/ac; 1.5-3.0 FAR Land Use designation.~~ A discussion of ~~each of how~~ the applicable General Plan Element's goals and policies, ~~and how they~~ are implemented through the Specific Plan, is ~~also~~ included in Appendix B, *General Plan Consistency*.

2.4.2 City of Orange Zoning Ordinance

The City of Orange Zoning Ordinance is the primary implementation tool for the goals and policies of the City's General Plan. For this reason, the Zoning Map must be consistent with the General Plan Land Use Map. The Zoning Ordinance provides regulations for the logical and orderly development of the City.

The *Chapman University Specific Plan* establishes comprehensive guidance and regulations for development of the campus and its environs. The adopted Specific Plan and subsequent amendments serve as the zoning for development within the Specific Plan area. ~~The approved document supersedes the provisions of the City's Zoning Ordinance, except in instances where the Specific Plan remains silent on a specific issue. The zoning designation for most of the Specific Plan area is P-I (SP) (Public-Institution (Specific Plan)), as shown on Exhibit 2.2, *Proposed Zoning Designation*, and discussed in Appendix E, *Amendments to the City's Zoning Documents*. The Panther Village site (located at 3101 W. Chapman Avenue) only is designated as UMI (SP) (Urban Mixed Use (Specific Plan)).~~

2.4.3 Historic Preservation Design Standards for Old Towne

The purpose of the ~~City's Historic Preservation Design Standards for Old Towne~~ document is to protect the historic and architectural resources that contribute to the cultural richness of the City. This document includes processing requirements and design criteria intended to provide guidance for the enhancement and preservation of the ~~Old Towne District properties located in the Nationally Registered Plaza Historic District, the Nationally Registered Old Towne Orange Historic District, and the local historic district Old Towne Orange Historic District~~ previously described in Section 1.1, History of Chapman University. ~~Both the Plaza Historic District and the Old Towne Orange Historic District on the National Register of Historic Places lie within the City's Old Towne District.~~

Within the Old Towne District, a number of properties are identified on the National Register of Historic Places. Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect the historic resources worthy of preservation and of consideration in planning and development decisions. Applicable building standards of National Register of Historic Places are included in Appendix J, *The Secretary of the Interior's Standards for Rehabilitation Standards*.

The Old Towne District overlays a portion of Chapman University. North Glassell Street between Walnut Avenue and Maple Avenue is identified as one of the four historic “Spoke Streets,” and the portion of the campus south of Walnut Avenue is within one of four “Residential Quads.” The [Old Towne City’s Historic Preservation Design Standards for Old Towne](#) do not specifically address institutional structures; however, consideration shall be given to the surrounding community context when proposing new institutional structures.

Because the majority of the campus falls within the boundaries of the [local Old Towne Orange Historic District](#) and [National Register of Nationally Registered Old Towne Orange Historic Places District](#), the Specific Plan addresses the regulations of these districts. Applicable guidelines and standards of the [local Old Towne Orange Historic District](#) and [the National Register of Historic Places](#) have been incorporated into the Specific Plan ~~or referenced~~. These guidelines and standards are presented ~~in Chapter 5.0, Design Guidelines, and Chapter 6.0, Development Regulations~~, of this Specific Plan.

2.4.4 The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Secretary of the Interior has developed a set of standards to guide work undertaken on historic buildings, including acquisition, protection, stabilization, preservation, rehabilitation, restoration and reconstruction. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.”

Unlike the Standards for Rehabilitation, the Guidelines for Rehabilitating Historic Buildings are intended to provide guidance for owners, developers and decision-makers in applying the Standards for Rehabilitation to historic preservation projects. Consequently, these Guidelines for Rehabilitating Historic Buildings are not meant to give case-specific advice or address exceptions or rare instances; rather, they provide recommendations pertaining to approaches, treatments and techniques that are consistent with the Standards for Rehabilitation in planning a successful rehabilitation project.

The *Secretary of the Interior’s Standards for Rehabilitation* are used by Orange City staff, in accordance with the Local CEQA Guidelines (discussed in Section 2.4.6) in reviewing design standard consistency for projects deemed to have potential impacts on historic resources. ~~Future campus development within the Old Towne Historic District~~ [All adaptive re-use of historic buildings](#) shall comply with the criteria included in Appendix J, The Secretary of the Interior’s Standards for Rehabilitation, of this Specific Plan, as applicable.

2.4.5 California Environmental Quality Act (CEQA)

~~A~~ [Subsequent](#) Environmental Impact Report (~~EIR~~ [SEIR](#)) for the *Chapman University Specific Plan Amendment No. 7* was prepared in accordance with the California Environmental Quality Act (CEQA) and pursuant to the State and Local CEQA Guidelines. The intent of CEQA is to assure adequate consideration and analysis of potential environmental impacts anticipated to result from approval of discretionary actions. The environmental review process begins with the determination of whether a development activity is subject to environmental review according to CEQA. If an activity requires discretionary approval and is not considered exempt, an initial study shall be prepared in accordance with the requirements outlined in CEQA Guidelines Section 15063. The initial study is used to determine whether the project may have a significant effect on the environment, and whether the potential effects can be reduced to below a level of significance. This information consequently determines the type of environmental documentation required for the project. If there is substantial evidence that the project may have a

significant impact, then the lead agency prepares or causes the preparation of an [EIR-Environmental Impact Report \(EIR\)](#).

Pursuant to local and State CEQA Guidelines, the City of Orange prepared an initial study for the Chapman College Specific Plan in December of 1987, which determined that this project may have significant environmental impacts, and therefore an EIR was warranted. The City prepared EIR No. 1195, which identified potential project impacts and included recommended mitigation measures to lessen these impacts. The EIR addressed the potential environmental impacts associated with the Specific Plan, and was intended to cover future development projects, site plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Specific Plan. Future development projects that are consistent with the Specific Plan would require either no further environmental documentation or, in special cases, focused environmental analysis and action as determined in Section 15162 of the CEQA guidelines. EIR No. 1195 was certified in 1989.

No additional CEQA documentation was required for Specific Plan Amendment No. 1, since the changes proposed as part of this amendment were within the scope of the project analyzed in EIR 1195.

In conjunction with Specific Plan Amendment No. 2, a Mitigated Negative Declaration was prepared in compliance with the CEQA requirements. Mitigated Negative Declaration 1469-95 demonstrated that the changes to the Specific Plan in Amendment No. 2 would not result in any new or substantially significant environmental impacts and that, after incorporation of the recommended mitigation measures identified in the Mitigated Negative Declaration, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

In conjunction with Specific Plan Amendment No. 3, an Addendum to EIR No. 1195 was prepared in compliance with the CEQA requirements. The Addendum demonstrated that proposed changes to the Specific Plan under Amendment No. 3 would not result in any new or substantially significant environmental impacts which would require major revisions to EIR No. 1195, and that no supplemental or subsequent environmental review was required.

In conjunction with Specific Plan Amendment No. 4, a Negative Declaration was prepared, but it was not approved by the City.

In conjunction with Specific Plan Amendment No. 5, a Subsequent EIR was prepared by the City in compliance with the CEQA requirements. The City prepared an initial study which determined that development associated with Amendment No. 5 may have significant environmental impacts, and therefore an EIR was warranted. EIR No. 1717 identified potential project impacts associated with Amendment No. 5 and includes recommended mitigation measures to reduce those impacts to below a level of significance.

In conjunction with Specific Plan Amendment No. 6, a Mitigated Negative Declaration was prepared in compliance with the CEQA requirements. -The Mitigated Negative Declaration (ENV 1821-09) demonstrated that the changes to the Specific Plan in Amendment No. 6 would not result in any substantially significant environmental impacts and that, after incorporation of the recommended mitigation measures identified in the Mitigated Negative Declaration, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

A Subsequent EIR (ENV ~~1840-15~~) was prepared in conjunction with [the Chapman University](#) Specific Plan Amendment No. 7. This SEIR covers future development projects, site plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Specific Plan. As described in the SEIR, future

development projects which are consistent with this Specific Plan and the City's Local CEQA Guidelines will require either no further environmental documentation or, in special cases, focused environmental analysis and action as determined in Section 15162 of the CEQA ~~guidelines~~[Guidelines](#).

2.4.6 City of Orange Local CEQA Guidelines

The City of Orange Local CEQA Guidelines, adopted on May 23, 1995 and revised on December 14, 1999, and on April 11, 2006, are intended to provide the City with a local environmental review process established according to State law and City practices. The Local CEQA Guidelines serve to augment the CEQA procedures and the State CEQA Guidelines.

In addition to providing criteria for local CEQA review of projects involving major alteration or demolition of historic resources, such review also takes a broad look at the cumulative environmental impacts of demolition projects and to the extent that the Specific Plan Amendment can create programs and projects that can be quantified, sited and mitigated. The Local CEQA Guidelines are included in Appendix F of this Specific Plan.

3 DEVELOPMENT PLAN

3.1 PURPOSE AND INTENT

The *Chapman University Specific Plan* is the master plan intended to guide campus development ~~in the near future over an approximately ten-year period.~~ This chapter contains a description of the land use, circulation and open space concepts. These elements describe and illustrate the development regulations found in Chapter 6.0, *Development Regulations*. In addition, this chapter provides a discussion of the maximum student enrollment, student housing, and quality of life initiatives that address integration of student-oriented housing in existing neighborhoods.

3.2 LAND USE PLAN

~~The proposed Specific Plan Amendment would allow for the redevelopment of To accommodate existing buildings and facilities within the proposed Specific Plan Amendment area and the construction of new buildings and facilities. Current and anticipated future projects located within the proposed Specific Plan Amendment area, include but are not limited to the following:~~

- ~~▪ Additional student housing, including new student housing replacing Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall~~
- ~~▪ Additional staff/faculty housing (typically in existing homes that are renovated)~~
- ~~▪ Expansion of Dodge College of Film and Media Arts (e.g., Millennial Studios and backlot)~~
- ~~▪ DeMille Hall replacement~~
- ~~▪ Bhathal Student Services Center replacement~~
- ~~▪ Restaurants and University Pub~~
- ~~▪ Expansion/renovation of existing parking lots/structures~~
- ~~▪ Construction of new parking lots/structures~~

- ~~▪ Expansion/renovation of existing academic facilities~~
- ~~▪ Construction of new academic facilities~~
- ~~▪ Expansion/renovation of existing sports facilities~~
- ~~▪ Construction of sports facilities~~
- ~~▪ Expansion of student oriented facilities and food service venues~~
- ~~▪ Construction of student oriented facilities and food service venues~~
- ~~▪ Expansion of and additional administrative facilities and offices~~

- ~~Center for Science & Technology~~
- ~~Villa Park Orchards Packing House Adaptive Re-use~~
- ~~Expansion/renovation of dance instruction facilities (will replace art gallery at 167 N. Atchison Street)~~

facility needs

~~The above list is not meant to be complete or exhaustive. Additional new facilities not listed above may be permitted subject to Major Site Plan Review/Design Review (as appropriate) and approval by the Community Development Director.~~

~~In order to accommodate these new facilities,~~ the Specific Plan includes ~~currently~~ University-owned ~~property~~properties and allows for future expansion through the Specific Plan Amendment process, discussed in Section 7.78, *Specific Plan Amendments*. Three planning areas have been established within the Specific Plan area, each with a basic function to perform in carrying out the purpose and intent of the University. Exhibit 3.42, *Land Use Plan*, delineates these planning areas. Land use regulations tailored to each planning area are provided in Chapter 6.0, *Development Regulations*.

3.2.1 Academic 1 (A-1)

This area is the focal point of the University where most of the learning activities occur. It contains most of the classrooms, athletic facilities and administrative facilities, the Musco Center for the Arts, Argyros Forum, and Leatherby Libraries, as well as the indoor assembly spaces for both University and community use. -The A-1 area contains several buildings on the National Register of Historic Places.- Historic integrity of the buildings and campus quads is most apparent in this planning area.

3.2.2 Academic 2 (A-2)

This area allows for development of a broader range of University uses, including academic and administration facilities, film production facilities and associated uses, cultural facilities, ~~health~~behavioral science related facilities, ancillary retail/entertainment uses, parking, food services and residential uses. -The A-2 area occupies the portion of the Specific Plan area located within a predominantly industrial area near the railroad tracks, as shown on Exhibit 3.1, *Land Use Plan*. Mixed-use development, retail, office and educational uses are promoted in proximity to the Orange County Transportation ~~Authority (OCTA) transportation center~~Center located at Atchison Street and Maple Avenue. Additionally, the parcels along the west side of Glassell Street and east side of ~~Center~~Olive Street between Walnut and Sycamore Avenues are also part of the A-2 Planning Area.

3.2.3 Residential (B)

The portion of the campus north of Walnut Avenue and south of Everett Place is devoted primarily to facilities necessary to accommodate student/~~faculty~~ housing and student/faculty/staff parking, as well as minor recreational functions. ~~The University will continue to provide adequate campus housing for its student population, in~~In an effort to increase the number of resident students and reduce the number of commuter students-, the University will continue to provide adequate campus housing, as discussed in Section 3.5 of this Specific Plan.

3.2.4 Land Use Summary

The following is an acreage summary of the planning areas identified on the Land Use Plan:

Table 3.1 Land Use Summary	
Planning Area	Size/Acreage
A1 - Academic 1	33.43
A2 - Academic 2	26.49
B - Residential	12.83
Sub-Total Specific Plan Area	72.75
UMU - Urban Mixed Use	2.71
Total	75.46

3.2.5 Campus/Community Interface

Chapman University is bordered by several different types of land uses, including residential, commercial and industrial, within the City's Old Towne District. ~~As the campus boundaries continue to shift~~ **As such**, the physical and visual transition between the University and its surrounding neighborhoods needs to be considered in order to maintain compatibility and protect the scale and character of the campus/community interface. Compatibility of the campus/community interface is affected by several factors, including land use organization and intensity, historic context, vehicular circulation patterns, pedestrian connections and open spaces, ~~and future land acquisitions.~~ The following is a discussion of these key factors:

- A. Land Use Organization and Intensity: As the University continues to grow, special attention must be given to the selection of land uses in the newly acquired areas as the boundaries evolve over time. Along the campus interface with residential areas, land uses with minimal disruption to the neighborhood character and context are preferred. Although future development will directly affect the land uses on the acquired parcels, it also presents unique opportunities to provide additional space to place uses with a buffering effect along the edges.

B. Historic Context: Because portions of the University are located in the City's Old Towne District, future infill and edge development must carefully consider the architectural, landscape and open space relationships with the adjoining properties and overall community. Proposed development shall incorporate appropriate scale, height, massing, setback patterns and landscaping that respect the historic fabric of the Old Towne area into the architectural and site design. Implementation of the design/development criteria contained in Chapter 5.0, *Design Guidelines*, and Chapter 6.0, *Development Regulations*, of this Specific Plan, as well as the rehabilitation criteria presented in Appendix J, *The Secretary of the Interior's Standards for Rehabilitation*, will ensure compatibility with the character and context of the surrounding community.

C. ~~Redevelopment Sites: Several potential redevelopment sites have been identified within the Chapman University Specific Plan Area. These sites contain aging buildings and facilities that are non-contributing structures which no longer function at maximum efficiency for current University needs. These potential redevelopment sites include, but are not limited to: DeMille Hall, Bhatthal Student Services Center, Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall. Additional buildings and structures within the Specific Plan Area may be designated for redevelopment at the discretion of Chapman University.~~

D. ~~Adaptive Re-use~~Reuse: The historic Villa Park Orchards ~~Packinghouse~~Packing House on N. Cypress Street is identified by this Specific Plan for its potential for adaptive ~~re-use~~reuse. Among the existing buildings within the ~~Chapman University~~ Specific Plan ~~Area~~area that have already been retrofitted for University-related uses ~~include~~are the Cypress Street School (544 N. Cypress Street), the Digital Media Arts Center (220 N. Cypress Street), Crean Hall (501 W. Palm Avenue) and 167 N. Atchison Street.

~~ED~~. Vehicular Circulation Patterns: The Specific Plan's vehicular circulation system plays an important role in the form and organization of the campus. This interconnected grid system of street segments fosters the integration of campus districts and neighborhood edges, allowing flexibility of access to the University. The existing street widths and character are compatible with the pedestrian scale and residential nature of the general area.

A Traffic and Parking Management Plan will be ~~prepared if conditions warrant and if requested~~provided to the City in conjunction with a Site Plan Review increasing or altering the parking demand and/or trip generation of the campus, if determined as necessary by the Community Development Director.

~~FE~~. Pedestrian Connections and Open Spaces: A well-designed pedestrian and open space environment that responds to the campus landscape fabric and the adjacent neighborhood's character will be developed. Open spaces in the form of gathering areas, courtyards, plazas and outdoor seating areas can be used to denote the campus edge, facilitate people gathering and transition into campus gateways. Pedestrian routes connecting the campus with adjacent neighborhoods should be designed and enhanced to encourage walking and bicycling in lieu of

automobile use. Additionally, design of architecture, landscape features and open space in the campus interface areas should strive to retain a human scale that is compatible with the more subdued nature of residential uses.

~~G.F.~~ Campus Buffer on N. Center Street: The Chapman University Specific Plan is designed with consideration given to neighboring land uses. In particular, ~~N. the houses on the east side of N. Center Street (north of E. Palm Avenue)~~ adjacent to the Specific Plan boundary will serve as a buffer to University improvements on the ~~eastwest side of campus. The bungalows on the east side of N. Center Street (north of E. Palm Avenue)~~ are predominantly owned by Chapman University. These Chapman University-owned homes will remain as residential use for Chapman University faculty, staff, and graduate students only.

3.2.6 Future Conceptual Development

Since the design, massing and facade elements for new campus development are unknown and/or conceptual in nature, the University has developed design criteria for edge/transition areas and infill development to protect the scale, height and massing of the campus residential interface (refer to Chapter 5.0, *Design Guidelines*). As the existing sites vary by context and scale, so will future development. To ensure compatibility of campus/community interface, the University will use the existing context as a basis for determining the appropriate scale, height and massing of new development as it occurs on the campus/community edge. Assessing such architectural and contextual information will allow the University to address individual site context around the campus, provide a means for consistent decision-making, and allow for adjustments in development standards to reduce or mitigate impacts to the surrounding community. The required submittal information on existing and proposed development context is listed in Section 7.3, *Site Plan Review*.

It is important to recognize that the additions planned for the University are intended primarily and foremost to accommodate the existing and future student population, ~~with increases over time in classroom seating capacity for full buildout of the University.~~ Additionally, the long-standing goal of providing for resident students and resident parking is also ~~affected by~~ addressed in the future Conceptual Development Layout Plan.

Several potential redevelopment sites have been identified within the Chapman University Specific Plan area. These sites contain aging buildings and facilities that are non-contributing structures which no longer function at maximum efficiency for current University needs. These potential redevelopment sites include, but are not limited to: DeMille Hall, Bhathal Student Services Center, Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall. Additional buildings and structures within the Specific Plan area may be designated for redevelopment at the discretion of Chapman University.

The Specific Plan provides a planning framework for the redevelopment of existing buildings and facilities within the Specific Plan area and the construction of new buildings and facilities. Current and anticipated future projects located within the Specific Plan area include, but are not limited to the following:

- Additional student housing, including, but not limited to potentially altering, expanding, and/or replacing Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall.
- Construction of new parking lots/structures, including, but not limited to a new above-grade parking structure northwest of the Specific Plan area and outside of the Old Towne Orange Historic District.
- Expansion/renovation of existing parking lots/structures within the Specific Plan area.
- Interior build-out of the northern wing of the Keck Center for Science and Engineering building.
- Renovation, expansion, and/or construction of new academic facilities, including, but not limited to DeMille Hall.
- Potential expansion of Dodge College of Film and Media Arts (e.g., Millennial Studios and backlot).
- Renovation, expansion, and/or construction of existing/new sports facilities.
- Renovation, expansion, and/or construction of student-oriented facilities and food service venues, including, but not limited to Bhathal Student Services Center, and restaurants.
- Expansion of existing administrative facilities and offices.
- Interior build-out and adaptive re-use of the Villa Park Orchards Packing House (already approved by the City).

The above list is not meant to be complete or exhaustive. These potential anticipated future projects are depicted on Exhibit 3.2, Future Conceptual Development Layout Plan. Additional new facilities not listed above or depicted on this exhibit may be permitted subject to Major Site Plan Review/Design Review (as appropriate) and approval by the Community Development Director.

3.2.7 Musco Center for the Arts Program of Implementation Measures

The following program of implementation measures apply only to the Musco Center for the Arts within the Chapman University Specific Plan.

- A. The Musco Center for the Arts shall provide not more than 1,050 seats.
- B. The ~~maximum height primary access points~~ for the Musco Center for the Arts shall ~~not exceed 55 feet.~~
- C. ~~There shall be a minimum building setback of 20 feet from the edge of the Glassell Street right-of-way.~~
- D. ~~There shall be a minimum building setback of 20 feet the edge of the Walnut Avenue right-of-way.~~

~~E. There shall be a minimum building setback of 15 feet from APN 039 221 01 (i.e., the liquor store parcel at the southeast corner of Glassell Street and Walnut Avenue). If and when the liquor store is demolished, this setback shall no longer apply and a 15 foot setback shall be provided from the Walnut Avenue right of way.~~

~~F. The Center for the Arts shall be designed with primary access points facing~~ the Bette and Wylie Aitken Arts Plaza (south toward University Drive) and/or the Argyros Global Citizens Plaza (on the east side of ~~the Center building~~).

~~G.C.~~ Emergency exits in the building shall be permitted along Glassell Street, but no primary entries/exits into and out of the Musco Center for the Arts shall be permitted along Glassell Street.

~~H.D.~~ University Drive will be used for valet parking loading and unloading that will be facilitated by the existing turnaround at the east end of University Drive. ~~To the extent that the~~ Musco Center for the Arts may need bus loading, unloading, staging and parking areas, an event traffic management element plan will be activated on those days needing bus support with that activity focused on the southeast curb of ~~Walnut Avenue~~ Glassell Street.

~~I.E.~~ Primary building materials for the Musco Center for the Arts shall consist of brick, concrete, metal, and glass. Limestone or other types of stone shall be permitted as accents at the discretion of Chapman University.

~~J.F.~~ The Bette and Wylie Aitken Arts Plaza shall include decorative paving, sculptures and/or busts, as well as seating areas. This may also include a stage or platform to accommodate outdoor performances and ceremonies.

~~K. Water, sewer, and storm drains in the vicinity of the Center for the Arts are located as indicated on Exhibits 4.1, 4.2, and 4.3.~~

~~L. The project shall comply with the current Municipal Storm Water Permit regulations including the implementation of Low Impact Design features to retain runoff volume and/or flow generated by the design storm event.~~

3.3 CIRCULATION PLAN

Circulation for the Specific Plan has been designed to anticipate the existing and future University and local transportation needs. This section addresses local circulation, campus arrival zones, campus gateways and pedestrian ways. ~~Campus circulation is depicted on Exhibit 3.3, *Circulation Plan*.~~

Key local area roadways in the vicinity of the campus are Glassell Street, a north-south arterial; Chapman Avenue, an east-west arterial south of the Specific Plan area; and Walnut Avenue, an east-west local collector. All of these roadways extend to interchanges with the regional freeway system in addition to providing key local area access. Additionally, the street system surrounding the campus area can be described as a traditional “grid” network, with Sycamore, Palm and Maple Avenues in the east-west direction, and Cypress, Lemon, Olive, Orange, Grand, and Center Streets in the north-south orientation. Batavia Street is a key local north-south parallel to the west of the Specific Plan area, and Cambridge and Shaffer Streets exist as a similar parallel to the east of the Specific Plan area. [The local street system supports various transportation modes in the Specific Plan area and provides connections to the City-wide circulation system and nearby destinations/activity nodes including the Orange Transportation Center, the Plaza, and the Santa Fe Depot Specific Plan area.](#)

Currently ~~four~~^{five} signalized intersections are located at Glassell Street/Walnut Avenue, Glassell Street/Sycamore Avenue/University Drive, [Glassell Street/Palm Avenue](#), Center Street/Walnut Avenue, and Palm Avenue at the entrance to the Palm Avenue Parking Lot, between the railroad track and Parker Street. -A traffic analysis was conducted by Linscott, Law & Greenspan Engineers in ~~the fall of 2014.~~ ~~This analysis identified several additional intersections that may eventually need to be signalized to accommodate projected University growth.~~ ~~As part of the project’s implementation program, the University shall be required to contribute its reasonable fair share amount to the City for signalization of the following intersections when future traffic conditions warrant:~~[\[TBD – Insert from Project Traffic Analysis once complete\].](#)

~~Glassell Street at Palm Avenue~~

~~Glassell Street at Maple Avenue~~

~~Lemon Street at Palm Avenue~~

~~Lemon Street at Maple Avenue~~

~~Cambridge Street at Walnut Avenue (outside the Specific Plan area)~~

3.3.1 Arterial Street (Glassell Street)

Glassell Street is identified on the ~~campus~~ Circulation Plan as a north-south arterial and the main entry road to campus. It is a four-lane arterial at the Garden Grove Freeway which narrows to a two-lane section with curb parking through the ~~Old Towne District, Plaza~~ and resumes its arterial cross-section near Collins Avenue. ~~according to the roadway classification from the Master Plan of Streets and Highways in the City of Orange General Plan Circulation Element.~~ Traffic signals are in place at Walnut Avenue and Sycamore Avenue/University Drive. ~~and Glassell Street/Palm Avenue.~~ The ~~other~~ Palm and Maple Avenue intersections are four-way stop controlled, with parking along Glassell Street where it borders the University.

Glassell Street is presently the access road with the highest traffic volume to the academic ~~zones~~[planning areas](#) on campus. Glassell Street is also identified as a “spoke” street in the City of Orange General Plan and in the *Historic Preservation Design Standards for Old Towne*, and is therefore of special significance to the University.

3.3.2 Collector Streets (Walnut and Palm Avenues, and Lemon and Shaffer Streets)

Walnut Avenue is identified as an east-west collector. It is a two-lane collector in the ~~project~~[Specific Plan](#) area. Within the traffic study area, traffic signals are placed at the intersections of Walnut Avenue with Glassell and Center Streets, ~~two~~ [and at the Glassell Street/Palm Avenue intersection](#). ~~Two~~-way stop controls are located at the intersections of Walnut Avenue with Orange and Grand Streets, and a four-way stop control is in place at the intersection of Walnut Avenue with Shaffer Street. Walnut Avenue provides access to both the academic and residential/recreation areas of the campus. Curb parking is not permitted along Walnut Avenue within the ~~project~~[Specific Plan](#) area.

Other collector streets within the Specific Plan area include Palm Avenue, which is east-west oriented, and Lemon and Shaffer Streets, which are north-south oriented. Curb parking is available along these streets, and some portions of the streets are subject to the City's Neighborhood Permit Parking Program and/or Chapman University's parking permit policy. [A signalized intersection is located at the intersection of Palm Avenue and Glassell Street](#). Four-way stops are located at the intersections of ~~Palm Avenue with Glassell~~, Shaffer, Cypress, Lemon and Center Streets. This Specific Plan expressly allows ~~for~~ Chapman University to utilize the existing fire lane just north of Glass Hall ~~(and south of Morlan Hall)~~. The fire lane may be opened ~~up~~ at the University's discretion to connect to ~~Schaffer~~[Shaffer](#) Street for future traffic circulation possibilities. No special approvals or permits shall be required for this to occur.

3.3.3 Local Streets (Cypress, Olive, Orange, Grand, Center and Parker Streets, and Maple Avenue and Sycamore Avenue/University Drive)

Local streets within the Specific Plan area include Cypress, Olive, Orange, Grand, Center and Parker Streets, and Maple Avenue and Sycamore Avenue/University Drive. Within the Old Towne District, these two-lane local streets typically have residential frontage north of Palm Avenue and mixed uses south of Palm Avenue. Street parking is typical in these segments, and some portions are subject to the City's Neighborhood Permit Parking Program and/or Chapman University's parking permit policy. The Olive, Orange and Grand Street alignments are interrupted by the Chapman University campus and resume northerly of Palm, Sycamore and Walnut Avenues, respectively. Sycamore Avenue is also interrupted by the campus and resumes easterly of Center Street. The portion of Cypress Street between Palm Avenue and Maple Avenue may be vacated and become part of the Specific Plan area in the future.

3.3.4 Campus Arrival Areas

Campus arrival areas are defined as primary and secondary [pedestrian and/or](#) vehicular arrival points. A primary arrival zone ~~encourages visitor and~~[provides main](#) public access ~~and provides for parking leading to the campus~~. A secondary arrival zone is differentiated from a primary arrival zone in that it is used more by University users and less by the public. Refer to Exhibit 3.3, *Circulation Plan*, for the location of the arrival zones.

Primary (Main) Arrival Zone

The main ~~vehicular~~[pedestrian](#) entry to campus for ~~visitors and~~ the public is from Glassell Street via University Drive ~~at Sycamore Avenue via~~[through](#) Schmid Gate. A large arrival zone is indicated [at the Glassell Street/University Drive intersection](#) to allow for future entry adjustments as needed (see Primary Gateway).

Secondary Arrival Zone

The secondary ~~vehicular~~ arrival zone is located at the heart of the present residential part of campus (north of Walnut Avenue).

3.3.5 Campus Gateways

A gateway is defined as a vehicular or pedestrian entry to campus. A gateway is a transition area (something you pass through), whereas an arrival zone is a destination (a place you arrive).

Gateways should be clearly expressed for ease of user identification. A physical element such as columns, monuments or special landscape treatment can be used to set these areas apart from their surroundings. Gateways and lighting should be coordinated with signage design and placement.

There are two types of gateways: primary and secondary. -A primary gateway encourages public access (both vehicular and pedestrian), usually as part of an arrival zone. A secondary gateway provides limited access to the public, service and emergency vehicles, and encourages access by University users (especially pedestrians). Existing gateways, shown on Exhibit 3.3, *Circulation Plan*, are described below. Future gateways will evolve in response to future development needs (i.e., when streets are abandoned or when property is acquired). The primary gateway (built in 2005 and known as the Schmid Gate) to the Academic 1 [Zoneplanning area](#) will remain on Glassell Street at University Drive.

Primary Gateways

Primary Gateways (5): There are five primary gateways on campus. The most used primary gateway provides access to the Academic 1 [Zoneplanning area](#) from the intersection of University Drive and Glassell Street (i.e., the Schmid Gate). A second gateway provides access from the intersection of Walnut Avenue and Center Street into the existing residential area of campus. A third gateway provides access from Sycamore Avenue to the parking ~~structure~~ on the south side of Sycamore Avenue between Glassell Street and Lemon Street. The fourth gateway provides access from Palm Avenue to the Academic 2 [Zoneplanning area](#) south of Palm Avenue and north of Maple Avenue. The fifth gateway provides access from the intersection of Walnut Avenue and Orange Street to the underground Lastinger Parking Structure located in the Academic 1 [Zoneplanning area](#).

Secondary Gateways

Secondary Gateways (14): There are fourteen secondary gateways, most of which are vehicular. Those secondary gateways closest to the academic [zoneplanning areas](#) are most likely to provide

exclusive pedestrian access to campus. In the future, secondary gateways on streets may become pedestrian-oriented if the adjacent street is abandoned. Secondary gateways marked with “E” on Exhibit 3.3, *Circulation Plan*, are closed to normal traffic, but are accessible to emergency vehicles.

3.3.6 Pedestrian Ways

The pedestrian character and walkability of the Chapman University campus is one of its important attributes. This is especially true within the [older core](#) academic (A-1) [zone planning area](#). A hierarchy of pedestrian ways has been identified within the Specific Plan area, including the following:

- [Primary Pedestrian Ways](#): The primary pedestrian ways provide major linkage between key academic uses, parking areas and residence halls. These routes occur on the sidewalks along streets in the area generally south of Walnut Avenue, north of Palm Avenue, west of Center Street and east of the railroad.
- [Secondary Pedestrian Ways](#): The secondary pedestrian ways connect students and faculty to University uses located along the outer edges of the Specific Plan area, and are less traveled than the primary pedestrian ways.
- [Campus Walkways](#): The campus walkways are the key internal pedestrian routes within the campus. The most prominent and well-traveled pedestrian route in the Specific Plan area occurs between Glassell Street and Attallah Piazza (refer to Exhibit 3.6, *Open Space and Recreation Plan*) in the center of the A-1 [Zone planning area](#), which acts as a pedestrian hub and serves as the heart of the campus and central gathering space.

Pedestrian [walkways and sidewalk connections](#) between the Specific Plan area, ~~and key pedestrian nodes/destinations around the Specific Plan area, such as~~ the adjacent [Orange Transportation Center](#), Santa Fe Depot Specific Plan area and the Plaza area ~~shall be, are~~ provided ~~by existing sidewalks. The Santa Fe Depot Specific Plan identifies Cypress Street and Glassell Street as primary pedestrian paths, and Lemon Street and Maple Avenue as secondary pedestrian paths, that lead to Chapman University facilities.~~ Exhibit 3.4, *Pedestrian Circulation Plan*, shows the pedestrian circulation [routes](#) on and around the campus, as well as ~~potential~~ [key pedestrian linkage paths that connect](#) to the [Orange Transportation Center](#), Santa Fe Depot [Specific Plan area](#) and the Plaza ~~areas south of the Specific Plan area.~~

3.3.7 Bikeways

The City of Orange Bikeways Master Plan Update designates three types of bikeways within the City:

- [Class I Bike Paths](#): Off-road paths for travel on a right-of-way separated from the street.
- [Class II Bike Lanes](#): On-road striped lanes for one-way travel within the street.
- [Class III Bike Routes](#): On-road routes that are signed, but not striped, for travel within the street.

~~There are no Class I (off street) bike lanes located within or planned for the Specific Plan area and environs. In proximity to~~In the Specific Plan area, an existing Class II bike lane is located along Walnut Avenue, east of Shaffer Street. ~~The Bikeways Master Plan Update proposes to extend this Class II bike lane from the Walnut Avenue/Shaffer Street intersection westward-, which will ultimately connect to the Santa Ana River bikeway approximately 1.5 miles away.~~ The Bikeway Master Plan Update also proposes several Class III bike routes around the campus, including one along Glassell Street extending north from Palm Avenue, one along Palm Avenue, and one along Lemon and Grand Streets extending south from Palm Avenue. Currently, bike signs do not exist for the Class III bike routes. The internal bikeways on the campus will be linked to the designated bikeways along these streets. Exhibit 3.5, *Bikeway Plan*, shows the location of ~~existing and~~ proposed designated bikeways around the campus, which will connect to the City-wide bikeway system defined in the Bikeways Master Plan Update and provide bicycle access to the adjacent Orange Transportation Center, Santa Fe Depot Specific Plan area and the Plaza.

3.3.8 Mass Transit

The Orange Transportation Center is located at 194 N. Atchison Street, at the intersection of Maple Avenue and Atchison Street, southwest of the Specific Plan area (see Exhibit 3.3, *Circulation Plan*). The Orange Transportation Center is currently served by Metrolink's Orange County Line and OCTA Bus Routes 54, 56, 59, 453 and 454. The rail system runs parallel to Cypress Street on the west side and forks off north of Walnut Avenue, with one track leading north and the other branching west. The bus routes provide service to and from cities of Orange, Anaheim, Irvine, Tustin, Garden Grove, Stanton, Westminster, Placentia and Brea, via Glassell Street and Chapman Avenue in the Specific Plan vicinity. The University will coordinate with OCTA to include any necessary provisions for accommodating bus turnouts and stops within the Specific Plan area. The OCTA design guidelines for bus turnouts and stops are included in Appendix N, *OCTA Design Guidelines for Bus Facilities*, of this Specific Plan for informational purposes.

3.3.9 Campus Shuttle Services

Chapman University operates a shuttle service for faculty, staff, students and their guests. This service operates between the campus parking areas, Orange Transportation Center, Schmid Gate, and the residential block. The shuttle service also operates between the Specific Plan area and off-campus University Housing areas which includes, but is not limited, to Panther Village and Chapman Grand. Information regarding the shuttle service schedules and routes is provided in Appendix P of the Specific Plan.

3.4 OPEN SPACE AND RECREATION PLAN

A major feature of the University identity is its campus open space system. American colleges and universities typically share several general characteristics (planning, student housing and tradition). The idea of a "campus" as space enclosed or surrounded by college structures is largely an English college concept. The Chapman University campus is a good example of this concept, and it is most strongly refined in its academic A-1 Primary planning area.

The following is a description of the existing and proposed open space system with gathering spaces, which includes open space, landscaping, pedestrian promenades and walks, hardscaped areas and athletic fields. Exhibit 3.6, *Open Space and Recreation Plan*, depicts the open space system. As the campus is built-out, the open space system that currently exists will shift to accommodate future growth, except for the Bert C. Williams Mall and Shady Quad, which have historical significance and shall be preserved as permanent open space. Any future landscape improvements in the Bert C. Williams Mall and Shady Quad shall recall and contribute to the historic character of the spaces. Replanting shall incorporate landscape features, sizes and species historically found in the Specific Plan vicinity and the site. The Bert C. Williams Mall will retain a formal appearance, with a central lawn bordered by linear walkways. Shady Quad will retain its informal character, consisting of lawns and specimen trees interspersed by walkways. The University shall maintain a minimum of 25 percent open space on the overall campus as the open space network continues to change over time. The open space should be distributed throughout the Specific Plan area, with emphasis on creating usable, defined open space areas. The change in open space will be reviewed at site plan review at the time of each project submittal. Section 5.5.5, *Open Space and Recreation*, includes design guidelines for construction of new buildings in and around open spaces. The central gathering place on campus is the Fahmy Attallah, Ph.D. Piazza, which is located between Beckman Hall and the Leatherby Libraries.

Academic 1

The Academic 1 planning area is the most formal part and the historic center of the campus. The campus has evolved around a “quadrangle” concept. There are a series of identifiable gathering places and promenade malls. The following names have been assigned for reference purposes:

- Bert C. Williams Mall
- Shady Quad
- Liberty Plaza
- Fahmy Attallah, Ph. D. Piazza
- Sodaro Promenade
- Lindquist Arts Esplanade
- Global Citizens Plaza
- Escalette Plaza
- Bette and Wylie Aitken Arts Plaza

Within the Academic 1 planning area, the quad concept will be maintained and augmented by a series of gathering places and small, intimate plazas, tied together by linear malls and pedestrian paths.

The recreational facilities in the Academic 1 planning area include, but are not limited to, Wilson Field, Lastinger Athletics Complex and Zee Allred Aquatics Center, and Hutton Sports Center.

Academic 2

A primary gathering space will be provided in the Academic 2 planning area. In addition to this gathering space, there may be garden rooms and pedestrian plazas interspersed between buildings within the Academic 2 planning area. The location, conceptual design and approximate configuration of the gathering space, garden rooms and pedestrian plazas will be determined as new University projects are proposed. The existing recreational facilities in the Academic 2 planning area include tennis courts, a basketball court, and a sand volleyball court located on the west side of N. Cypress Street, south of W. Palm Avenue.

Residential

The residential areas of the Main Campus, located within the Specific Plan boundary in downtown Orange, are presently defined by dormitory buildings built around central enclosed or partially enclosed courtyards. The existing courtyards provide privacy and identity to the student dormitories. Areas for recreational uses, such as swimming, volleyball, basketball and other similar outdoor activities, are provided in the Residential planning area.

3.5 STUDENT ENROLLMENT

Chapman is a multi-campus University with educational facilities in more than one City. This section provides clarity and transparency on how student enrollment is calculated within the Chapman University Specific Plan boundary.

For the enrollment within the Specific Plan boundary, the Orange campus student enrollment shall not exceed a maximum of 10,185 full-time equivalent (FTE) students. “Full-time equivalent” is one of the key metrics for measuring enrollment in colleges and universities.

- Full Time Equivalent (FTE): A measure for gauging the size of the educational enterprise of the University or a campus, school, department, or program. FTE is the sum of the full-time student headcount plus a proportion of the part-time student headcount.
- To determine the maximum student enrollment for the Orange campus, the total number of students reported is reduced by the number of students who are not registered for any courses located at the Orange campus. Example of students who are not registered for any courses located at the Orange campus include:
 - Students attending the Harry and Diane Rinker Health Science Campus (Irvine campus), or any other institutional building outside of the Specific Plan boundary.
 - Students studying full-time outside of the Orange campus (e.g. overseas programs).
 - Employees taking courses that would already be on campus.

- High School Dual enrollees (students in high school earning credits through Chapman University, but not physically on the Orange campus).
- All students taking at least 12 units in undergraduate or graduate instruction (per semester) will be considered one FTE student. Students taking less than 12 units per semester are counted as a percentage of a full-time student. Part-time students shall be determined by taking the ratio of the number of units taken by the part time student, divided by 12. FTE will be the sum of the full-time headcount plus a proportion of the part-time headcount.
- Growth towards the above maximum will be gradual and measured over a number of years, culminating in a number that approaches, but does not exceed, the Orange campus student enrollment.
- In the event that the University locates programs currently located at the Orange campus to satellite locations outside of the Specific Plan boundary, the University shall be permitted to replace such students on the Orange campus. All impacts of the relocated program shall be analyzed per the established CEQA guidelines of the jurisdiction receiving the program. Furthermore, the development standards and procedural processes of this Specific Plan shall not apply to those programs outside of the Specific Plan boundary.

3.6 STUDENT HOUSING

An integral part of the undergraduate experience at Chapman University is the living and learning environment fostered by the University's residential life program. The University takes an intentional and committed approach to encouraging the personal, intellectual and spiritual growth of students while they live both on-campus and in the surrounding neighborhoods.

Beginning in Fall 2020, a minimum of 50 percent of undergraduate students shall be required to live in Chapman University housing. For the purposes of this paragraph, undergraduate housing shall be considered freshmen, sophomores, juniors, and seniors enrolled at Chapman University and does not include those studying outside of the Orange campus (e.g. overseas programs), high school dual enrollees, employees taking courses that would already be on campus, or undergraduates living at home with their parents/legal guardians. This housing may be located on-campus within the Specific Plan area, or at a satellite residence complex owned and/or operated by Chapman University including, but not limited to, Chapman Grand, Panther Village, etc. The required housing may be reduced by 50 percent should existing student housing be demolished, provided that student housing that accommodates at least as many beds as the demolished residential hall be constructed in its place.

Also, beginning in Fall 2020, all first- and second-year undergraduate students (freshmen and sophomores) not living at home with their parents/legal guardians shall be required to live in Chapman University housing. This housing may be located on-campus, or at a satellite residence

complex owned and/or operated by Chapman University including, but not limited to, Chapman Grand, Panther Village, etc.

3.7 QUALITY OF LIFE INITIATIVES

The University shall commit sufficient resources (financial, personnel, intellectual capital, etc.) to the University's Quality of Life Initiative to support a safe community, educate students to be good neighbors, and successfully mitigate the impacts of trash, noise, and student behavior.

Chapman University will continue to implement meaningful programs and measures to support its robust neighborhood life program. These initiatives and enhancements include:

- Continued Community Liaison Visits when Chapman University receives neighborhood complaints, or after a call has been received by the Orange Police Department (OPD).
- Chapman University Department of Public Safety providing late night transportation from the Orange campus to off-campus locations. During these late hours where safety is of utmost concern, students have a transportation option where students can request to be escorted to their vehicle, resident hall, or a location within a particular boundary. Inappropriate behavior and abuse of this service will be reported to Campus Public Safety.
- Regular clean-up initiatives for students living in residence halls and in the community adjacent to the Orange campus, in addition to bulk trash collection during student move-in and move-out periods.
- On-campus social activities for students are intended to steer students away from house parties, as well as providing late night weekend events at businesses in the Plaza and weekend shuttles to Downtown Disney and the Gardenwalk.
- Commitment to residential presence of University professional staff in the neighborhood, which provides a respected adult presence that could help deter unneighborly student behavior.
- Maintain and publicize Chapman's Public Safety phone number, which is available 24 hours per day, seven days per week to receive calls regarding noise and other quality of life issues.
- Chapman University's Office of Community Relations sole responsibility is to be a liaison with the community, the City, and the business owners in the area. Community Relations works with OPD and other City agencies to understand the needs and issues of the community surrounding the campus.
- Community Relations also visits off-campus rental properties to provide students with applicable City ordinances (e.g. Noise Ordinance). In addition, a letter is sent to all known off-campus rentals reminding the students to be respectful and includes the Student Code of Conduct as well as the City's Noise Ordinance and other applicable ordinances.

The University shall be permitted to add to, modify, and/or discontinue these programs only as necessary or appropriate to increase efficacy (that is, to focus on results). The University shall continue to evaluate and collegially develop meaningful ways to enhance the efficacy of these

programs based on suggestions and feedback received through neighbors, students, and other stakeholders.

3.7.1 Managing Off-Campus Activities and Impacts

As indicated above, Chapman University requires all first- and second-year undergraduate students not living at home with their parents/legal guardians to live on campus (e.g. freshman and sophomores). Chapman University has additional policies and/or disciplinary actions to assist with managing off-campus activities, including:

- Investigating reports of improper off-campus student conduct and responding to behavior found to violate the Student Code of Conduct promptly with appropriate disciplinary actions.
- Disciplinary actions for students living off-campus involved in repeated violations of the Student Code of Conduct, including the possibility of being required to live in Chapman University-owned housing and separation from Chapman University.
- Punitive fines issued by Chapman University for off-campus students repeatedly violating the City's Noise Ordinance.
- Coordination between the Dean of Students, Chapman University's Office of Community Relations, OPD, and Chapman University Public Safety to identify offenders
- Requirement that off-campus students provide their local address before registering for classes.

4 COMMUNITY FACILITIES & SERVICES PLAN

Infrastructure, public services and utilities serve as the backbone for the University campus and its surrounding community. This chapter identifies existing and potential future water, sewer and storm drain infrastructure improvements necessary to serve development within the Specific Plan area. All required public [facilities](#) infrastructure shall be completed concurrent with project development, subject to review and approval by the Director of Public Works. Additionally, a brief discussion of law enforcement, fire protection services and utilities necessary to serve the Specific Plan area is also provided herein. A detailed discussion of all required infrastructure facilities, public services and utilities is included in the project EIR.

4.1 PUBLIC INFRASTRUCTURE PLANS

4.1.1 Water

The City of Orange Water Division provides water services to the Specific Plan area. Existing public water lines in the Specific Plan area, ranging [in size](#) from 4 to 12 inches, are shown on Exhibit 4.1, *Water System Plan*. These facilities are sufficient to accommodate future development anticipated under the Specific Plan.

Chapman University shall pay its reasonable fair share of all construction costs ensuing from the upgrading of the water system to accommodate new campus construction as mandated by the City. The City is responsible for maintaining all City-owned water facilities.

4.1.2 Sewer

The City of Orange Public Works Department provides and maintains sewer facilities in the Specific Plan area. Existing public sewer facilities in the Specific Plan area are shown on Exhibit 4.2, *Sewer System Plan*. Sewer lines range in size from 6 to 12 inches. Local sewer lines feed into the Orange County Sanitation District trunk lines terminating at the Fountain Valley Treatment Plant.

The Specific Plan area falls into Districts 24 and 27 as established in the Master Sewer Plan for the City of Orange, ~~January 1982, which was updated in 2012.~~ All sewer flows are picked up in sewers which are designated as having a minor surcharge. These lines did not meet the design relief criteria for deficiency correction in the Master Plan.

Chapman University shall bear its reasonable fair share of the construction costs for any upgrades to the sewer system resulting from new campus construction within the Specific Plan area that are deemed necessary by the Public Works Department.

4.1.3 Storm Drainage

The City of Orange Public Works Department provides and maintains storm drain facilities in the Specific Plan area. Existing public facilities in the Specific Plan area are shown on Exhibit 4.3, *Storm Drain System Plan*. The Flood Insurance Rate Map designates the Specific Plan area to be in Zone X (outside the 500-year floodplain).

Existing storm drain facilities are sufficient to accommodate future development anticipated under the Specific Plan. Any proposed project shall be required to provide the City of Orange with calculations proving that the downstream system is not adversely impacted by the new construction.

4.1.4 Storm Water Quality

The Federal Clean Water Act (CWA) provides the basic structure for regulating discharges of pollutants into the Waters of the U. S. and quality standards for surface waters. The U. S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) permit program for permitting municipal and industrial storm water discharges. The regulations ~~mandates~~mandate that municipal separate storm sewer system (MS4) discharges to surface waters be regulated by an NPDES permit. The MS4s are designated or used for collecting or conveying storm water, but not wastewater or combined sewage. The permitting authority in California has been delegated by the United States EPA to the State of California, which authorized the State Water Resources Control Board and its local regulatory agencies to control non-point source discharges to California's waterways.

The Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for issuing NPDES permits for the County of Orange, Orange County Flood Control District and the incorporated cities of Orange County within the RWQCB jurisdiction. The City of Orange is one of the Co-permittees under the NPDES permit and must comply with the requirements set forth in the NPDES permit. The NPDES permit requires implementation of a Stormwater Pollution Prevention Plan (SWPPP), which must include Best Management Practices (BMPs) to prevent pollutants from entering the storm drain system. Inspections, reporting, and storm water sampling and analysis are also required in the SWPPP to ensure that pollutants are not discharged off site.

The Co-permittees developed a 2003 Drainage Area Management Plan (DAMP) to serve as the foundation for model programs, local implementation plans, and watershed implementation plans in

Orange County. The DAMP includes guidance for the preparation of conceptual or preliminary Water Quality Management Plans (WQMPs) to ensure that water quality protection, including low-impact development (LID) principles, is considered in the earliest phases of a project, and incorporates the latest information on BMPs and provides additional clarification regarding their effectiveness and applicability. The City of Orange has adopted a Local Implementation Plan (LIP) as the city-wide policy to implement the DAMP. The LIP identifies programs for storm water pollution control, including prohibited discharges, educational programs, illegal discharges/illicit connections, inspection of industrial and commercial businesses, monitoring programs, construction site controls, requirements for new development and significant redevelopment, and municipal activities for pollution prevention. The Orange Municipal Code (OMC), Chapter 7.01, Water Quality and Stormwater Discharges, contains the City's regulations on storm water quality in accordance with the NPDES, and requires the preparation and implementation of a WQMP by individual projects that meet specific criteria. All future development projects within the Specific Plan area shall adhere to the regulations contained in Chapter 7.01 of the OMC and comply with the current DAMP and LIP storm water regulations.

4.2 PUBLIC SERVICES

4.2.1 Law Enforcement

The University's Public Safety Department works with the City of Orange Police Department to provide law enforcement services to the Specific Plan area. The Public Safety Department is responsible for crime prevention, traffic enforcement, and assisting the Orange Police Department with reports and non-violent misdemeanor investigations occurring on University owned or controlled property. ~~The police department~~[Police Department](#) responds to community service requests outside of ~~university~~[University](#) owned or controlled property and has primary investigative jurisdiction for all violent crimes or crimes classified as felonies both on and off ~~the~~ [University](#) property. The police station serving the campus and surrounding neighborhoods is located three blocks north of the campus at 1107 N. Batavia Street.

4.2.2 Fire Protection

The City of Orange Fire Department provides fire prevention and emergency medical services to the Specific Plan area. ~~Four stations currently serve~~[Fire Station No. 1, located at 176 S. Grand Street, serves](#) the ~~University~~ campus and surrounding ~~area within a five minute response time. The location, equipment, personnel and estimated response times of these stations are summarized~~[neighborhoods](#) in the ~~EIR~~[Old Towne Orange area. This station houses a front-line fire engine.](#)

4.3 UTILITIES

4.3.1 Electricity

The Specific Plan area receives services from the Southern California Edison Company. Existing power transmission lines are located in the vicinity of the campus.

4.3.2 Natural Gas

The Specific Plan area receives services from the Southern California Gas Company. Existing gas distribution mains are located in the vicinity of the campus.

4.3.3 Solid Waste Disposal

Solid waste collection and disposal in the Specific Plan area are regulated by the City of Orange, which contracts with CR&R for refuse collection services. Solid waste is transported to the Olinda Alpha Landfill, the closest active landfill owned and operated by the County of Orange.

4.3.4 ~~Telephone~~Telecommunications

AT&T provides and maintains telephone facilities in the Specific Plan area. Existing telephone lines and cable poles are located in the vicinity of the campus, and can be expanded as additional service is needed.

4.4 CONCEPTUAL GRADING

The Chapman University Specific Plan is relatively level with no significant changes in topography. Elevations on the main campus range from approximately 192 feet above mean sea level near the intersection of N. Glassell Street and Palm Avenue to slightly above 200 feet above mean sea level near the N. Center Street and E. Walnut Avenue intersection. Grading under this Specific Plan will usually occur on a project-by-project basis. Grading on-site should ~~try~~strive to balance whenever possible, except in instances such as where excavations are necessary to accommodate building footings, foundations, basements, underground parking structures, and other related facilities where there is an excess of earth that must be disposed of off-site. Hauls in excess of 30,000 cubic yards requiring the use of City streets shall require City Council approval.

5 DESIGN GUIDELINES

5.1 PURPOSE AND INTENT

The purpose of the Chapman University Specific Plan design guidelines is to establish a context for future University development that ensures an enduring and identifiable visual image for the campus and the community, and protects the historic resources and the adjoining Old Towne District which contribute to the cultural richness of the University, thus fostering a positive relationship with the larger community in which it resides. The design guidelines define and reinforce the regulations and standards contained in the Specific Plan. These guidelines will be used by planners, architects, landscape architects, engineers and builders, with assistance from the University, to assure high-quality campus character, appearance and land use compatibility.

The goals of the Specific Plan design guidelines are as follows:

- Develop a campus which is visually representative of a smaller prestigious university.
- Provide the necessary design criteria for historic resources in accordance with local, state and federal regulations, standards and guidelines.
- Create a strong campus identity that is consistent and recognizable for both the University and the residents of the Orange community.
- Provide guidance to ensure that new buildings are architecturally compatible with the existing campus architecture.
- Respond to the aesthetic expectations of the surrounding community by designing and locating facilities in a manner that preserves and enhances the desirable features of local and neighborhood areas and promotes their sense of identity.
- Provide edge and transition standards that respect the character of the campus/community interface.
- Preserve and enhance the desirable and unique architectural quality already represented on the campus.
- Encourage preservation of existing older structures in the Specific Plan area that merit saving because of historic or architectural merit, using methods such as rehabilitation, adaptive use, relocation and infill.
- Promote alternative transportation by providing shuttles, and bicycle parking ~~to have~~ throughout the campus.
- Promote pedestrian accessible connections to the Specific Plan areas to promote a ~~walkable~~ “walkable” community and campus.

- [Promote pedestrian and bicycle connections between the Specific Plan area and the Orange Transportation Center.](#)
- Preserve the landscaped ~~‘character’~~ [“character”](#) of the campus setting with gathering areas and open space.
- Maintain the community landscape fabric of the City Street Tree Master Plan criteria ~~as it applies~~ [and the Santa Fe Depot Specific Plan as they apply](#) to the campus.

These design guidelines will focus largely on the University as a whole community by integrating design concepts that provide the basis for a vital and cohesive campus. The individual planning areas will continue to develop their own unique identities, while at the same time evolve in relation to the overall University community concept.

The additional benefits resulting from implementation of the design guidelines include:

- [Development of a strong, positive image and relationship with the City concerning the significance of the campus.](#)
- [Creation of an attractive collegiate environment for those students and parents who are considering the selection of and enrollment in a university.](#)
- [Provision of opportunities to promote an appropriate image for fund-raising activities.](#)
- [Enhancement of the perceived stature of the school as it relates to other universities and facilities.](#)

5.2 CONTEXT PLANNING GUIDELINES

New construction, infill and edge development projects within the Specific Plan area must take into consideration the relationship and compatibility of the proposed project with its surroundings through an assessment of existing site and contextual information. Prior to the schematic design of these projects, a site analysis shall be conducted to form the design parameters based on the site and neighborhood context. Issues such as land utilization, interface with adjoining uses, visibility of facilities, historic context, architectural character, landscape and streetscape relationships will be considered.

As part of context planning, potential effect of the new, infill and edge development projects on the neighborhood and Old Towne District will be assessed. The Sanborn [Fire Insurance Maps](#) are a useful tool for determining nearby building(s) that shall be considered when evaluating the historic context of a proposed project. The maps covering the Specific Plan area are included in Appendix G, Sanborn [Fire Insurance Maps](#), for user reference.

The following guidelines shall apply to new construction, infill and edge development [on the University campus in Old Towne Orange](#):

1. Preserve buildings or site features that are important in defining the overall historic character of the property so that, as a result, this character is not diminished.

2. Respect the historic context. Development shall not erode, degrade or diminish the individual qualities and defining characteristics of the historic resources in the surrounding neighborhood, or the integrity of the Old Towne District.
3. Additions shall be compatible with the other buildings on the block. This includes compatibility with the street pattern between buildings, their open space, height, mass and bulk. The addition(s) may be stylistically different from the original structure, provided that the new addition(s) consider the surrounding context and use similar massing and materials to ensure continuity.
4. New additions, exterior alterations or related new construction shall not destroy historic features that characterize the property. The new work shall be compatible with the old in terms of massing, size, scale and architectural features to protect the historic integrity of the property and its surroundings.
5. New additions and adjacent or unrelated new construction shall be undertaken in such a manner that if removed in the future, the historic property would be unimpaired.

Design and development of the existing non-contiguous buildings outside the main campus shall consider their existing architectural context, potentials for adaptive use, and/or design of appropriate additions. Aside from the Historic Preservation and Enhancement Guidelines (see Section 5.8) for addressing individual historic resources, the Specific Plan also intends to protect the scale and character of campus/community interface by providing a compatible transition as development occurs within these non-contiguous areas. Design of the proposed development shall consider the existing architecture and context of the parcel as a basis for determining the appropriate character and context of new development, as discussed above. The architectural and contextual information shall be included as part of the submittal for Site Plan Review, as outlined in Section 7.3.5, *Submittal Requirements*.

5.3 SITE PLANNING GUIDELINES

Site planning is the process of arranging buildings, landscape areas, pedestrian and vehicular circulation, parking and service areas on a particular site. Campus site development should enhance and complement the surrounding residential and commercial neighborhoods, while meeting the needs of the University.

5.3.1 Building Siting

1. Building sites should be developed in a coordinated manner to create a compatible streetscene that respects the [streetscenestreetscape](#) pattern of other buildings on the block.

2. New buildings should be sited in a manner that will be compatible with adjacent buildings and landscapes. This includes compatibility with the street pattern between buildings, and their open space, height, mass and bulk.
3. Buildings shall be sited so they do not block solar access to off-site residential uses. For each structure that exceeds 32 feet in height, the University shall submit a solar shadow study at the time of Site Plan Review to be reviewed and approved by the Community Development Director.
4. Building main entrances should orient toward street frontages, central courtyards, gathering areas or arcades.

5.3.2 Parking Areas

1. Shared parking concepts that allow adjacent uses with different peak parking demand times to share spaces will be applied whenever possible.
2. The design of parking areas and structures shall minimize the need for pedestrians to cross parking aisles, and reduce the potential for pedestrian/vehicle conflicts.
3. Provide pedestrian linkages from parking areas to campus facilities.
4. Ensure all parking areas satisfy code requirements for accessible parking.
5. Provide ~~electrical~~electric vehicle charging stations when constructing new parking lots and new structures within the Specific Plan area, as feasible.
6. Wherever feasible, and as space permits, consideration of bio-retention areas to manage stormwater shall be encouraged.

5.3.3 Loading, Storage, Trash Collection and Servicing Areas

1. Loading docks and areas shall be screened from view from adjacent lots, neighboring properties and public streets. Loading docks and areas shall be screened to the satisfaction of the Community Development Director.
2. Trash collection areas shall be designed and located conveniently throughout the campus, and provide clear and convenient access to refuse collection vehicles. Deposited refuse shall not be visible from outside the trash enclosure.
3. Trash enclosures shall be screened from ground-level view on three sides by a masonry wall that is compatible with the building design. The wall shall be not less than five feet nor more than six feet in height. The size, number and con-figuration of trash enclosures shall be approved by the City ~~Sanitation Inspector, in accordance with City zoning requirements.~~Community Development Department. View-obscuring self-latching gates for trash enclo-sures shall open onto private lanes or property, not the public street or right-of-way.

4. All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian level, or be screened or painted in a manner consistent with the building facade. Mechanical equipment shall be integrated into the building design and screened, if visible, from adjacent off-campus buildings ~~and buildings that are~~ not owned by Chapman University.
5. Consideration should be given to relocating overhead utilities underground to the extent feasible.
6. Where feasible, landscaping shall be utilized to assist in the screening of loading, storage, trash collection and service areas.

5.4 ARCHITECTURAL GUIDELINES

~~Architectural~~The Specific Plan promotes architectural interest and variety, as well as respect for the context of the existing University campus and its environs, ~~are encouraged by this Specific Plan. The building style is usually thought of as an aggregate of several building designs arranged with some degree of site design.~~ New buildings in the Specific Plan area should be designed to reflect their functions and identities while responding to the surrounding neighborhood character.

The intent of the architectural design guidelines is to reinforce and commemorate the architectural origins of the University, while allowing flexibility and creativity in building design, placement, scale, height and context. This can be accomplished by respecting the architectural elements presented on campus and in the surrounding community without prescribing to any one style. This encourages new structure compatibility with past architectural styles and patterns which can guide future compatible development. For example, the Academic 1 planning area reflects a Neoclassical design character, while the west campus section of the Academic 2 planning area reflects an industrial-like character in keeping with the industrial buildings found in that portion of Old Towne, and the Residential planning area is compatible with the character of the surrounding residential neighborhoods.

The goals of the architectural guidelines are as follows.

- Consider the area and its relationship to the historical district and existing structures surrounding a proposed building to determine the level of architectural influence necessary to achieve a desired level of consistency campus-wide.
- Provide architectural forms that reflect the function of the structure.
- Achieve compatibility throughout the campus by using materials, variations and fenestration details that lend a distinct identity for the University.

One of the existing architectural styles on campus is “~~neo-classicism~~neoclassicism,” which was popular between 1900-1920. ~~Neo-classicism~~ Neoclassicism was often used for institutional buildings.

This style is distinguished in campus design by symmetrically arranged buildings of monumental proportions, finished with a smooth or polished stone face. Several of the University's first buildings were built using this style: Memorial Hall, Roosevelt Hall, Reeves Hall, Smith Hall and Wilkinson Hall. In addition to the older buildings, more recently constructed buildings on campus provide an additional range of architectural styles and character. These buildings include, but are not limited to, Leatherby Libraries, Argyros Forum, the Fish ~~Interfaith~~Interfaith Center, and Beckman Hall.

Typical of many ~~neo-classical~~neoclassical buildings, as well as historical buildings on the University campus and in ~~the~~ Old Towne, are the identifying characteristics of details at doorways, entries and windows. In particular, the breakup of window panes is used to create pattern, texture and scale. The "punched" window is also a treatment used throughout the campus.

The following key elements and criteria are the foundation of these guidelines:

5.4.1 Campus Color Palette Guidelines

A Campus ~~Color Palette~~willcolor guidelines provide an organizing element for the campus and ~~should include~~includes the following:

- Provide colors reminiscent of traditional academic institutions.
- Organize the color palette to acknowledge the different development areas.
- Balance consistency with individuality.
- Provide a thread that ties throughout the campus.

The existing campus identity, in terms of color, material and texture, is consistent with the following ~~neo-classical~~design principles:

- The intentional use of color as the unifying theme.
- The use of the same textured plaster finish throughout the campus.
- The use of neutral-color bricks to visually tie the campus architecture ~~visually~~ together and instill a collegial quality to the campus.
- The combination of plaster and limestone accent material, which is reminiscent of materials used on ~~other~~ campus buildings such as ~~the Law School~~Kennedy Hall, can be used to provide compatibility.

5.4.2 Architectural Direction and Inspiration

Campus buildings are derived from an academic/classical model that is representative of traditional campuses. These model characteristics or patterns include:

- Rectilinear ~~cube-like~~ buildings, in form and mass.
- Classical organization divides the building into three elements:
 - Base - Rusticated stone or brick, material change or color change.
 - Body - Regular placement and grouping of windows in classical format.
 - Capital - Projected parapet/recessed articulated penthouse/elevated lid or roof.
- Strong entry articulation and identity.
- Architectural interpretation is allowed, as long as the design intent is respected.

The architectural design of new buildings should take its cues from the design elements of the existing historical buildings on campus, as well as design principles common to the ~~neo-~~classical-neoclassical style. The scale and proportion of window groupings, double height elements, and the use of “punched” windows are common elements. An emphasis on a horizontal building appearance, and the expressed use of a base, middle and top of a building will help to define ~~this~~the style of architecture.

The breakup of the mass is facilitated by introducing a layering of forms against the height of the building. This serves to reduce the building mass and bring the proportions down to a more human and inviting scale. The purpose of this horizontal division is to create more visual interest and reduce the scale of the building.

~~The following buildings show an emphasis on a horizontal building appearance and expression of a base, middle and top.~~

5.4.3 Campus Sub-Areas

An identifiable theme can be created around each campus sub-area or quad by considering each sub-area or quad visually as being a unique college area, in the Oxford University format. The Oxford University format is whereone in which the university is a collection of colleges, each oriented around its own quad. Future architectural construction forms and styles should reflect or be derived from the existing ~~permanent~~buildings found within the campus sub-area. This theme could include architectural, landscape or ~~iconic~~sculpture elements. The various sub-areas and edges of the campus can be treated in a specific manner, as a sub-category of the overall campus appearance.

New campus buildings may exemplify different architectural elements, yet the overall campus character should remain consistent. Each sub-area on campus may establish distinct identities while maintaining an overall compatibility. This has been achieved in the past and should continue in the future through the type of construction, building finishes and colors.

Academic 1 Planning Area

The basic open space design feature of the Academic ~~zones~~1 planning area is the placement of major buildings around quadrangles or “quads”~~”~~, so they create definable spaces. This design concept should be respected and reinforced in the design and siting of new buildings. This is not to preclude the use of north-south or east-west pedestrian ~~malls~~promenades, plazas or curvilinear elements to connect these quads or new expansion areas to each other.

In the Academic 1 ~~zone~~planning area, new buildings should be carefully integrated and designed to respect the existing character established by the older University buildings. This does not require replication of ~~this~~the Neoclassical style, and allows for other compatible styles and architectural expressions. However, ~~strong~~strongly contrasting styles, such as Gothic, Spanish Mission and Modern, should be avoided on this part of campus. Use of the “Chapman brick mix” ~~in some~~form (which is an organic pattern of brick colors) is encouraged, but not required, on new buildings in

the Academic 1 ~~zone. The Chapman brick mix may also be used in the Academic 2 zone at the discretion of Chapman University planning area.~~

Academic Zone 1

A. Glassell Street Corridor

The Glassell Street Corridor, the major north-south street corridor through Chapman University, provides the opportunity to establish an identity for the University. This could be achieved by creating institutional or mixed-use infill buildings designed to ultimately replace non-academic buildings on Glassell Street. ~~The Musco Center for the Arts~~ ~~will~~, [Beckman Hall and DeMill Hall](#) anchor the east side of Glassell Street between ~~University Drive~~ [Palm Avenue](#) and Walnut Avenue. The design ~~concept~~ [of these anchor buildings](#) should ~~link to~~ [ensure visual compatibility with](#) nearby ~~Kennedy and Beckman Halls~~ [buildings in the surrounding Old Towne neighborhood](#).

B. Bert C. Williams Mall

The Bert C. Williams Mall ([formerly Memorial Quad](#)) is the oldest, most formal and historic quad on campus. All the buildings fronting on it are on the National Register of Historic Places, except for the ~~recent~~ James L. and Lynne P. Doti Hall, which [was later constructed and](#) opened in 2013.

1. Modifications or additions to existing buildings around this quad should be designed to respect the historic and present geometry of this space.
2. The east-west orientation of the Bert C. Williams Mall with public views focusing on Memorial Hall from Glassell Street should not be disturbed by future development.
3. The use of the Bert C. Williams Mall for ceremonial functions such as graduation, University assemblies, outdoor conferences, etc. should be encouraged.

C. Shady Quad

~~As long as the existing buildings front~~ [Fronted](#) on ~~this open space~~ [by Wilkinson Hall and Oliphant Hall](#), Shady Quad ~~should provide~~ [provides](#) linkage to the Bert C. Williams Mall and Escalette Plaza and [should](#) be maintained as permanent open space.

D. Escalette Plaza

1. The Escalette Plaza is the academic crossroads between north-south and east-west pedestrian flows. It is utilized as an informal gathering area and place of interaction.
2. The Escalette Plaza should be kept free of buildings and maintained as usable open space to allow gatherings, etc.

E. Fahmy Attallah, Ph.D. Piazza

1. This area ~~of campus~~ is defined as a primary gathering space of the campus and should be emphasized as the campus core.

~~2. Pedestrian access is provided to~~ Fronted on by the Leatherby Libraries, Fish Interfaith Center, Hutton Sports Center and Beckman Hall, the Fahmy Attallah, Ph.D. Piazza ~~from the primary gateway~~ incorporates an interactive water fountain, enhanced paving and seating areas to provide a central gathering and focal point for the campus.

F. Sodaro Promenade

This informal promenade acts as an open space link to the Escalette Plaza and Panther Plaza to the north. East-west pedestrian connections to Sodaro Promenade are encouraged to connect it to primary arrival points.

In addition to the above, several plazas linked by a series of pedestrian promenades and walkways are located throughout the Academic 1 planning area. These plazas and pedestrian ways are designed as outdoor rooms/spaces defined by the adjacent University buildings and serve as secondary gathering areas within the campus.

G. Liberty Plaza

This plaza is located between Wilkinson and DeMille Halls. It is a landscaped setting showcasing an authentic piece of the Berlin Wall surrounded by a grassy knoll and reflecting pool as well as a replica of Abraham Lincoln's chair at the Lincoln Memorial. The entire plaza is a tribute to freedom and liberty, and quotes regarding the two concepts can be found on the cement blocks surrounding the plaza.

H. Lindquist Arts Esplanade

Located just outside Moulton Hall and the Guggenheim Gallery, this esplanade provides a shady resting spot for the entire ~~chapman~~ Chapman University community.

I. Panther Plaza

This plaza is located by Wilson Field between the Leatherby Libraries and Argyros Forum. Panther Plaza is a central zone for student activity, often ~~setup~~ set up for involvement fairs and events.

J. Chapman Plaza

Located at the crossroads of the Orange Street Promenade and the Sycamore Avenue Promenade, adjacent to Fahmy Attallah, Ph.D. Piazza and the Fish Interfaith Center. This plaza features a statue of Charles Clarke Chapman, the first mayor of Fullerton, CA and ~~a relative to John~~ the namesake of Chapman University.

K. Ambassador George L. Argyros '59 Global Citizens Plaza

This plaza is located just west of the University's Zee Allred Aquatic Center. It is home to the Julianne Argyros Fountain and 64 flags representing countries from which international students have come to study at Chapman [University](#), as well as the various countries where Chapman students can study abroad.

L. McCardle Events Plaza

Located on the north side of Wilson Field by the Zee Allred Aquatics Center, this plaza is a welcoming area for all Chapman's main sport arenas.

M. Orange Street Promenade

This informal promenade runs north-south from Walnut Avenue to Liberty Plaza connecting pedestrians to the Argyros Global Citizens Plaza and Chapman Plaza along the way.

N. Sycamore Avenue Promenade

This informal promenade runs east-west through the center of the main campus and serves as an open space link for pedestrians from Schmid Gate to Center Street.

O. Donald P. Kennedy Hall Forecourt

[The forecourt is located in front of the historic facade of Kennedy Hall.](#) Located just across Glassell [Street](#) from the [main-campus core](#), Kennedy Hall is home to the Dale E. Fowler School of Law and the Harry and Diane Rinker Law Library.

Academic ~~Zone 2~~ Planning Area

[The Academic 2 planning area is characterized by a mix of institutional and residential buildings located near the Plaza area and the AT & SF railroad. The diversity of architectural design within this planning area and its surrounding neighborhood reflects the development of citrus packing and wire manufacturing industries in Orange prior to World War II and the urbanization in the postwar years, as well as design influences of the historic buildings in the Academic 1 planning area. Single-story residential structures with Victorian, Craftsman, Spanish Colonial Revival, Tudor Revival and Prairie styles interface with institutional and dormitory buildings that generally exhibit an industrial character, with the exception of the Kennedy Hall which is of the Neoclassical style reflective of the nearby historic buildings fronting on the Bert C. Williams Mall. Architectural elements that convey the industrial character of the Academic 2 planning area include, but are not limited to, rectilinear building forms, utilitarian materials such as corrugated metal, concrete and wood, steel sash windows, limited decorative features, and simple roof forms.](#)

[Several historic buildings within the Academic 2 planning area have been adaptively reused for academic and student/faculty-oriented uses, including the Cypress Street School building, Crean Hall, Digital Media Arts Center \(DMAC\), Villa Park Orchards \(VPO\) Packing House, and a number of single-family residential buildings. It is critical that the character-defining features of the historic properties be retained when performing rehabilitation treatments and maintenance.](#)

In the Academic 2 planning area, new buildings should be carefully designed to establish their own identities and reflect the buildings' functions, while respecting the surrounding neighborhood character. The design of new buildings should take cues from the architectural elements of existing buildings on the street and ensure that the form, massing and scale fit well within the site and neighborhood context. Contemporary interpretations of historic architectural styles are allowed, provided the building responds to its context within the historic neighborhood. Additionally, institutional buildings should incorporate appropriate architectural design elements from the existing buildings in the Academic 1 planning area, such as the "Chapman brick mix" material and similar colors, to establish a visual relationship throughout the Specific Plan area.

A. Marion Knott Studios

An architectural theme will be developed for any planned expansion of the existing Marion Knott Studio/Lawrence and Kristina Dodge College of Film and Media Arts which relates to the historical context of film studios. This context includes the sound studios developed in the 1930's1930s and/or television studios of the 1950's1950s, as well as the historical context of the existing industrial buildings. Future development in this area of the Chapman University campus could:

- Acknowledge the turning points in the film/TV industry (i.e., the introduction of sound, television and current digital revolution).
- Reference the great studios of the past, in individual buildings or ~~areas~~areas.

Back lot for filming purposes.

- Reflect the industrial character of the surrounding historic neighborhood and nearby University buildings.
- Provide flexibility in phasing and architectural design to accommodate backlot facades for outdoor filming purposes. It is anticipated that the backlot would consist of one or more structures in the parking lot at the rear of the studio (along W. Maple Avenue). From the outside, the structure(s) would appear as a new permanent feature of building, but open on the interior to accommodate a variety of outdoor sets. The sets would not be generally visible to the public along the adjacent streets.
- Allow the film school's administrative offices/classrooms to resemble studio corporate offices or industrial buildings, while sound stages and associated uses could appear more utilitarian, as found on an actual studio backlot.

Address surrounding interface with residential neighborhoods, with landscaping using possible historic analogies.

Extend landscaping to public right-of-ways on both sides of external streets to provide a buffer to the surrounding single-family neighborhood and a pedestrian corridor to the main campus.

B. Cypress Street ~~School~~Corridor

This historic building was built in 1928 and is the last remaining historical segregated schoolhouse in Southern California. The schoolhouse was renovated to be a LEED Gold certified building and is now home to the Early Human and Lifespan Development Research Program. It also a meeting space for the Orange Barrio Historical Society.

C. — John and Donna Crean Hall

Located just off the main campus on W. Palm Ave. in a beautiful historic brick building. Crean Hall is home to the Crean School of Health and Life Sciences and houses the math, health, and psychology departments.

D. — Digital Media Arts Center And Recreation Complex

Located across from the Marion Knott Studios and adjacent to the Orange Transportation Center. The Digital Media Arts Center is affiliated with the Dodge College of Film and Media Arts. The Recreation Complex will offer students a multitude of recreational courts and facilities.

J. — Judith A. Partridge Dance Center

Located across Cypress St. from Marion Knott Studios and adjacent to Orange Transportation Center. The Partridge Dance Center offers dance classes both for dance majors and non-dance majors.

K. — Elliott Alumni House

Located at the corner of N. Olive Street and W. Maple Avenue, this beautifully renovated historic home is an inviting space with rich history, heritage and legacy.

Cypress Street is anchored on both sides by Marion Knott Studios and several former industrial properties that have been rehabilitated for institutional uses, such as the VPO Packing House, DMAC and Recreational Complex, and Partridge Dance Center. The Cypress Street corridor's proximity to the Orange Transportation Center, Santa Fe Depot Specific Plan area, and the Plaza provides an opportunity to establish an identity for this area of the campus, as revitalization continues to occur and pedestrian activity increases over time. The design of institutional and dormitory buildings, as well as open space and streetscape elements, along the Cypress Street corridor should reflect an industrial character that is appropriate to the setting, address human scale and pedestrian orientation, promote natural surveillance, and be compatible with the historic and architectural context of the surrounding neighborhood. Existing single-family residential structures being adaptively reused for University uses shall retain their residential character.

Residential Zone Planning Area

In the Residential ~~zone~~planning area, styles may vary but should be compatible with those buildings in the Academic ~~zones~~planning area and with each other. As the distance from Academic ~~zones~~planning area increases, the buildings should provide an increasingly residential character that relates to the immediate surrounding neighborhoods. The following page contains images of architecture that is appropriate for the Residential planning area.

5.5 LANDSCAPE ARCHITECTURAL GUIDELINES

It is the intent of the Chapman University Specific Plan to encourage development within the Specific Plan area that is visually consistent and compatible with the historic fabric of the Old Towne District. A landscape concept is essential in achieving a unified development for the overall campus. The intent is to respect the historical and local context of the City of Orange. The continuity is achieved through plant materials and planting character, while diversity is allowed in scale and intensity of the use of those materials. The landscape concept for the campus will apply to all University-owned property and any new property once it falls under the University's ownership.

Future conceptual landscape plans for individual projects within the Specific Plan area shall be submitted to the Community Development Department as part of the Site Plan Review submittal package (see Section 7.3.5, *Site Plan Review Submittal Requirements*).

5.5.1 Hierarchy of Landscape Spaces

The landscape concept for the University organizes the campus open space areas into a hierarchy of spaces that:

- Reinforce the character of the campus.
- Build upon the existing landscape context, including existing trees, plant materials and open space patterns.
- Reinforce the existing vehicular and pedestrian circulation framework.
- Consider the City of Orange Master Street Tree Plan, [which will dictate the required street trees](#), for landscape context [along the edges of the campus adjacent to surrounding streets](#).

These landscape spaces throughout campus consist of entry feature characteristics (gateways), pedestrian promenade malls, and gathering spaces (quads, plazas, ~~court yards~~[courtyards](#), and garden rooms) as described in this section. Images depicting the suggested concept are included for each type of the landscape spaces.

A. *Entry Feature Characteristics*

Gateways serve to identify the campus entrances for both vehicular and pedestrian entries. In the hierarchy of entry features there are the primary and secondary gateways [identified on Exhibit 3.3a of the Circulation Plan](#).

~~1.~~

1. Primary Gateway

~~Reinforces~~[The Primary Gateway reinforces](#) the campus identity and ~~serve~~[serves](#) to welcome visitors, students and faculty to the University. The gateway is to be iconic in nature and distinguishable as main access to the campus facilities. Currently, there are four locations for the primary gateways into campus. Primary Gateways shall include the following elements:

- ~~Use common~~Common pilasters and/or dramatic gateway arches to mark the gateway and the campus and serve as an identity feature;
 - ~~Use symmetrical~~Symmetrical and/or axial design;
 - ~~Plant announcement palms~~Palms planted in pairs;
 - ~~Incorporate accent~~Accent lighting;
 - ~~Incorporate accent~~Accent pavement;
 - ~~Provide kiosk~~Kiosk or directory (optional); ~~and~~
 - ~~Provide campus~~Campus identification signage;
 - ~~Use of groundplane~~Groundplane planting palette; ~~and~~
 - ~~Allows vehicular~~Vehicular circulation for events, drop-offs of various campus services, emergency vehicular access, and bus/van access.
-

2. –

Secondary Gateway

The Secondary Gateway shall incorporate elements similar to those used in the Primary Gateway, but on a small scale. The secondary gateways shall be located at various locations throughout campus. These gateways are more ‘markers’ for the visitors to identify additional campus access points. ~~The Secondary Gateway~~ The Secondary Gateways, which are designed to serve as pedestrian portals and accommodate emergency vehicles, shall include the following elements:

~~Gateways serve as pedestrian portals;~~

~~Gateways are designed to serve emergency vehicles;~~

- ~~Use entry~~ Entry (pedestrian-scale) pilasters;
- ~~Use symmetrical~~ Symmetrical, axial design;
- ~~Plant palms~~ Palms planted in pairs;
- ~~Incorporate accent~~ Accent paving and lighting;
- ~~Provide kiosk~~ Kiosk or directory (optional); and
- ~~Provide campus~~ Campus identification signage (optional).

B. Primary Gathering Spaces Feature Characteristics

—1. Quads

The campus includes several quads of various ~~sizes~~ sizes, including the Bert C. Williams Mall, Fahmy Attallah, Ph.D. Piazza, Bette and Wylie Aitken Arts Plaza, and Shady Quad. The Specific Plan will maintain these as open ~~spaces~~ spaces and expand the quad concept. The quads are spaces generally defined by buildings on ~~three or two to~~ four sides. The quads are intended to:

Provide flexible space for various activities;

Serve as gathering spaces for larger groups of approximately 800 to 1,500~~±~~ people;

Function as ceremonial spaces;

~~Located~~ Be located at the juncture of several pedestrian walkways;

Provide both intimate and public spaces;

Include deciduous trees for shade in summer and sun access in winter;

~~Open~~ Include open lawn area for passive recreation;

- Provide a consistent landscape theme that helps to unify the various surrounding architectural styles;
- ~~Use~~ Incorporate specimen tree plantings;
- Be organized around a central lawn, water feature, sculpture, monument, or other prominent landscape feature;
- Incorporate special enhanced paving treatments;
- Provide areas for seating;
- Incorporate the use accent lighting;
- Provide an information kiosk or directory (optional);
- ~~May include~~ Include water features and sculptures (optional);
- ~~Gathering space may be~~ Be utilized for outdoor classrooms, leisure activities, events and other school functions; (optional); and
- ~~Use~~ Accommodate the use of removable bollards for vehicular access ~~is permitted; and~~.

Bert C. Williams Mall shall retain its existing formal character with a central lawn bordered by walkways. Shrubs and ground cover shall be limited primarily to the perimeter edge.

~~C.~~ *Pedestrian Promenade Mall Feature Characteristics*

~~1.~~ *Pedestrian Malls*

~~Pedestrian malls are intended to serve as linear spines extending between the various campus buildings. The malls will link together various other open spaces, including plazas, quads, courtyards, and garden rooms. The malls are designed to include:~~

- ~~• Allees of deciduous trees fitted into existing campus, triangularly spaced in rows;~~
- ~~• Broad walkways with enhanced paving at edge for accent purposes;~~
- ~~Permanent seating (e.g., benches, low walls, or other types of seating) along the mall edge;~~
- ~~• Directional and informational signage;~~
- ~~Use backdrop landscaping to create an informal background; and~~
- ~~Opportunity for public art in background landscaping.~~

~~DC.~~ *Secondary Gathering Spaces Feature Characteristics*

~~1.~~ *Garden Rooms*

~~Garden rooms are auxiliary spaces that may include formal or informal landscape elements, depending upon where the “rooms” are located. The garden rooms will be generally located next to or near a gathering space or mall. The rooms will often consist of expanses of turf, options for campus public art/sculpture, and seating areas may be as simple as seat walls, steps or freestanding benches. These areas are ideal for planting drifts of shrubs and ground covers. Accent lighting will be used judiciously on trees and landscape materials to provide an attractive background to the malls and gathering spaces at night.~~

~~21.~~ *Pedestrian Plazas / Secondary Quads / Courtyards*

~~The secondary gathering public spaces may consist of smaller scale areas than that of the primary gathering space and serve as plazas, secondary quads, and courtyards. These spaces are planned at junctures of pedestrian walkways and serve a variety of uses. They might be located near building entrances at pedestrian circulation intersections. The secondary gathering spaces shall be defined by surrounding buildings and include the following elements:~~

- ~~• Flexible space for various activities;~~
- ~~Defined by surrounding buildings;~~
- ~~• Accommodates formal and informal gatherings;~~
- ~~• Incorporates ana unique character/emphasis within the overall campus design with optional design elements such as:~~
 - ~~○ a waterWater feature~~
 - ~~○ benchBench seating walls~~
 - ~~○ enhancedEnhanced paving/natural color concrete~~
 - ~~○ specimenSpecimen tree(s)~~

- ~~_____accent~~Accent lighting
- ~~_____campus~~Campus/public art/sculpture
- ~~_____focal~~Focal design elements such as kiosks, directories or other similar campus identification features (as needed)

2. Garden Rooms

Garden rooms are auxiliary spaces that may include formal or informal landscape elements, depending upon where the “rooms” are located. The garden rooms will be generally located next to or near a gathering space or mall. The rooms will often consist of turf areas, opportunities for campus public art/sculpture, and seating areas (may include seat walls, steps, or freestanding benches). These areas are ideal for planting drifts of shrubs and ground covers. Accent lighting will be used judiciously on trees and landscape materials to provide an attractive background to the malls and gathering spaces at night.

D. Pedestrian Promenade Feature Characteristics

Pedestrian promenades are intended to serve as linear spines extending between the various campus buildings. The promenades link together various other open spaces, including plazas, quads, courtyards, and garden rooms. The promenades are designed to include:

- Allees of deciduous trees fitted into the existing campus, triangularly spaced in rows;
- Broad walkways with enhanced paving at edge for accent purposes;
- Permanent seating (e.g., benches, low walls, or other types of seating) along the promenade edge;
- Directional and informational signage;
- Backdrop landscaping to create an informal background; and
- Opportunities for public art in background landscaping.

5.5.2 General Landscape Guidelines

1. The landscape concept will encourage a continuation of the University’s present picturesque park-like campus setting.
2. The campus landscape should be diversified and encourage thematic treatments for common areas such as quadrangles, courtyards, entries or major pedestrian ways/malls.
3. Major entry areas and entry monumentation should be highlighted by special landscape treatment to indicate their significance. Formal arrangements are preferred.
4. Special landscape treatment should be used to announce special nodes such as building entries, intersections, etc. Tree species with a vertical shape are encouraged to attract attention and identify these areas.
5. Simple hedges or flowering shrubs with low ground cover masses below as foundation planting are encouraged around the bases of buildings.

6. All ~~plantings~~[plantings within the City's right of way](#) must comply with City standards regarding variety, spacing, utility and vision clearances and tree maintenance. ~~A permit must be obtained from the Public Works Department, Parkway Tree Division, for all plantings in the parkway areas. An Existing Street Tree Master Plan can be seen on Appendix O.~~
7. Plantings within the Specific Plan area shall be designed to reinforce visual and thematic connections between the Specific Plan area and the Metrolink Station at Atchison Street/Maple Avenue, as well as protect the integrity of the Specific Plan area adjacent to the Santa Fe Depot Specific Plan area to the south.
8. Identify opportunities to preserve heritage campus trees on-site where appropriate -and if feasible.

~~5.5.2a9.~~ [Parkways along streets adjacent to campus-owned properties may utilize decomposed granite instead of turf to help conserve water at the discretion of Chapman University.](#)

A. ***Campus Plant Palette***

The following plant palette was created to include inventory of existing and proposed plants, to help reinforce the character of the University.

<u>Table 5.1 Plant Palette (Campus Wide)</u>		
Use	Botanical Name	Common Name
Trees	<i>Acer palmatum</i>	Japanese Maple
	<i>Acer palmatum 'Bloodgood'</i>	Bloodgood Japanese Maple
	<i>Agonis flexuosa 'After Dark'</i>	After Dark Peppermint Tree
	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree
	<i>Bauhinia purpurea</i>	Purple Orchid Tree
	<i>Bauhinia variegata</i>	Variegated Orchid Tree
	<i>Brachychiton populneus</i>	Bottle Tree
	<i>Callistemon citrinus</i>	Lemon Bottlebrush
	<i>Calocedrus decurrens</i>	California Incense Cedar
	<i>Cedurs deodara</i>	Deodar Cedar
	<i>Cercidium floridium</i>	Blue Palo Verde
	<i>Cercidium floridium 'Desert Museum'</i>	Desert Museum Palo Verde

	<i>Cercis canadensis</i>	Eastern Redbud
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
	<i>Chitalpa tashkentensis</i>	Chitalpa Tree
	<i>Chorisia speciosa</i>	Floss Silk Tree
	<i>Cinnamomum camphora</i>	Camphor Tree
	<i>Citrus spp.</i>	Citrus
	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree
	<i>Cupressus sempervirens</i>	Italian Cypress
	<i>Eucalyptus camaldulensis</i>	River Red Gum
	<i>Eucalyptus citriodora</i>	Lemon-Scented Gum
	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
	<i>Eucalyptus sideroxylon</i>	Red Ironbark
	<i>Eucalyptus sideroxylon</i> 'Rosea'	Pink Ironbark
	<i>Ficus nitida</i>	Indian Laurel Fig
	<i>Fraxinus uhdei</i>	Evergreen Ash
	<i>Geijera parviflora</i>	Australian Willow
	<i>Ginkgo biloba</i>	Maidenhair Tree
Trees	<i>Grevillea robusta</i>	Silky Oak
(continued)	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
Trees (continued)	<i>Koelreuteria paniculate</i>	Golden Rain Tree
	<i>Lagerstroemia indica</i>	Crape Myrtle
	<i>Leptospermum laevigatum</i>	Australian Tea Tree
	<i>Liquidambar styraciflua</i>	Sweetgum
	<i>Liquidambar styraciflua</i> 'Burgundy'	Burgundy Sweetgum
	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum
	<i>Lophostemon confertus</i>	Brisbane Box

	<i>Magnolia grandiflora</i>	Southern Magnolia
	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Southern Magnolia
	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Southern Magnolia
	<i>Magnolia soulangeana</i>	Saucer Magnolia
	<i>Melaleuca quinquenervia</i>	Cajeput Tree
	<i>Melaleuca styphelioides</i>	Prickly Paperbark
	<i>Metrosideros excelsa</i>	New Zealand Christmas Tree
	<i>Morus alba</i> 'Fruitless'	Fruitless Mulberry
	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Pinus eldarica</i>	Afghan Pine
	<i>Pinus halepensis</i>	Aleppo Pine
	<i>Pinus pinea</i>	Italian Stone Pine
	<i>Pinus thunbergii</i>	Japanese Black Pine
	<i>Pistachia chinensis</i>	Chinese Pistache
	<i>Platanus acerifolia</i>	London Plane Tree
	<i>Platanus mexicana</i>	Mexican Sycamore
	<i>Platanus racemosa</i>	California Sycamore
	<i>Podocarpus gracilior</i>	Fern Pine
	<i>Podocarpus henkelii</i>	Long Leaf Yellowwood
	<i>Podocarpus macrophyllus</i>	Yew Pine
	<i>Prunus cerasifera</i>	Purple Leaf Plum
	<i>Pyrus calleryana</i>	Callery Pear
	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear
	<i>Pyrus kawakamii</i>	Evergreen Pear
	<i>Quercus agrifolia</i>	California Live Oak
	<i>Quercus ilex</i>	Holly Oak
	<i>Quercus suber</i>	Cork Oak
	<i>Rhus lancea</i>	African Sumac
	<i>Schefflera actinophylla</i>	Umbrella Tree

	<i>Sequoia sempervirens</i>	Coast Redwood
	<i>Schinus molle</i>	California Pepper Tree
	<i>Strelitzia nicolai</i>	Giant Bird of Paradise
	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree
	<i>Tipu tipuana</i>	Tipu Tree
	<i>Ulmus parvifolia</i>	Chinese Elm Tree
Palms	<i>Archontophoenix cunninghamiana</i>	King Palm
	<i>Caryota mitis</i>	Fishtail Palm
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm
	<i>Cycas revoluta</i>	Sago Palm
	<i>Phoenix canariensis</i>	Canary Island Date Palm
	<i>Phoenix dactylifera</i>	Date Palm
	<i>Phoenix dactylifera 'Medjool'</i>	Medjool Date Palm
	<i>Phoenix roebelenii</i>	Pygmy Date Palm
	<i>Rhapis humilis</i>	Slender Lady Palm
	<i>Syagrus romanzoffiana</i>	Queen Palm
	<i>Trachycarpus fortunei</i>	Windmill Palm
	<i>Washingtonia robusta</i>	Mexican Fan Palm
	<i>Washingtonia filifera</i>	California Fan Palm
Shrubs + Groundcover	<i>Abelia x grandiflora</i>	Glossy Abelia
	<i>Agapanthus africanus</i>	African Lily
	<i>Agapanthus africanus 'Peter Pan'</i>	Dwarf Lily of the Nile
	<i>Agapanthus africanus variegated</i>	Variegated Dwarf Lily of the Nile
Shrubs / Groundcover	<i>Agapanthus orientalis</i>	Blue Lily
(continued)	<i>Agapanthus x 'Elaine'</i>	Lily of the Nile
	<i>Agave attenuata</i>	Fox Tail Agave

	<i>Aspidistra elatior</i>	Cast Iron Plant
	<i>Azalea satsuski hybrid 'Red Bird'</i>	Red Bird Azalea
	<i>Bambusa spp.</i>	Common Bamboo
	<i>Bougainvillea spp.</i>	Bougainvillea
	<i>Brunfelsia pauciflora</i>	Yesterday, Today and Tomorrow
	<i>Buddleia spp.</i>	Butterfly Bush
	<i>Buxus spp.</i>	Boxwood
	<i>Buxus microphylla japonica</i>	Japanese Boxwood
	<i>Buxus microphylla japonica 'Green Beauty'</i>	Green Beauty Boxwood
	<i>Calliandra haematocephala</i>	Red Powder Puff
	<i>Callistemon viminalis 'Little John'</i>	Dwarf Bottlebrush
	<i>Camellia japonica</i>	Japanese Camellia
	<i>Canna 'Tropicanna'</i>	Canna Tropicanna
	<i>Carex praegracilis</i>	California Field Sedge
	<i>Carex testacea</i>	Orange Sedge
	<i>Carex tumulicola</i>	Berkeley Sedge
	<i>Carissa grandiflora 'Green Carpet'</i>	Green Carpet Natal Plum
	<i>Carissa macrocarpa</i>	Natal Plum
	<i>Carissa macrocarpa 'Horizontalis'</i>	Natal Plum
	<i>Clivia miniata</i>	Bush Lily
	<i>Coleonema pulchrum 'Sunset Gold'</i>	Gold Breath of Heaven
<u>Shrubs/ Groundcover</u>	<i>Cordyline spp.</i>	Cordyline
<u>(continued)</u>	<i>Coprosma repens</i>	Cabbage Plant
	<i>Dianella tasmanica 'Variegata'</i>	Variegated Flax Lily
	<i>Dicksonia antarctica</i>	Australian Tree Fern
	<i>Dietes bicolor</i>	Yellow Wild Iris
	<i>Dietes iridioides</i>	Fortnight Lily
	<i>Elaeagnus pungens 'maculata'</i>	Elaeagnus

	<i>Equisetum arvense</i>	Field Horsetail
<u>Shrubs/ Groundcover</u>	<i>Escallonia compacta</i>	Dwarf Escallonia
<u>(continued)</u>	<i>Euonymus japonicus</i>	Japanese Euonymus
	<i>Euonymus japonica</i> 'Golden'	Golden Euonymus
	<i>Fatsia japonica</i>	Japanese Aralia
	<i>Festuca glauca</i>	Blue Fescue
	<i>Festuca ovina</i>	Sheep Fescue
	<i>Gardenia jasminoides</i>	Gardenia
	<i>Gazania</i> spp.	Gazania
	<i>Hedera helix</i> 'Hahnii'	Hahn's Ivy
	<i>Hedera helix</i> 'Needlepoint'	English Ivy
	<i>Hemerocallis</i> spp.	Daylily
	<i>Hemerocallis</i> x 'Aztec Gold'	Aztec Gold Daylily
	<i>Hibiscus rosa-sinensis</i>	Chinese hibiscus
	<i>Hydrangea</i> spp.	Hydrangea
	<i>Ilex</i> spp.	Holly
	<i>Kniphofia uvaria</i>	Red-Hot Poker
	<i>Lantana camara</i>	Lantana
	<i>Lavandula angustifolia</i>	Lavender
	<i>Ligustrum japonicum texanum</i>	Wax-Leaf Privet
	<i>Ligustrum lucidum</i>	Glossy Privet
<u>Shrubs/ Groundcover</u>	<i>Limonium perezii</i>	Perez's Sea Lavender
<u>(continued)</u>	<i>Liriope muscari</i>	Lilyturf
	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf
	<i>Littorina littorea</i>	Common Periwinkle
	<i>Loropetalum chinense</i> 'Razzleberry'	Razzleberry Fringe Flower
	<i>Loropetalum chinense</i> var. <i>rubrum</i>	Chinese Fringe Flower
	<i>Nandina domestica</i>	Heavenly Bamboo

	<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
	<i>Nassella tenuissima</i>	Mexican Feather Grass
	<i>Ophiopogon</i> spp.	Mondo Grass
	<i>Ophiopogon japonicus</i>	Mondo Grass
	<i>Ophiopogon planiscapus</i> 'Nigrescens'	Black Mondo Grass
Shrubs/ Groundcover	<i>Osmanthus fragrans</i>	Sweet Olive
<u>(continued)</u>	<i>Osteospermum fruticosum</i>	Trailing African Daisy
	<i>Pelargonium peltatum</i>	Ivy Geranium
	<i>Pennisetum setaceum</i>	Fountain Grass
	<i>Philodendron bipinnatifidum</i>	Lacy Tree Philodendron
	<i>Philodendron xanadu</i>	Split Leaf Philodendron
	<i>Phormium tenax</i>	New Zealand Flax
	<i>Phormium tenax</i> 'Bronze'	Bronze New Zealand Flax
	<i>Photinia fraseri</i>	Fraser Photinia
	<i>Photinia x fraseri</i> 'Red Robin'	Christmas Berry
	<i>Phyllostachys aurea</i>	Golden Bamboo
	<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Pittosporum Silver Sheen
	<i>Pittosporum tobira</i>	Mock Orange
	<i>Pittosporum tobira</i> 'Cream De Mint'	Dwarf Mock Orange
	<i>Pittosporum tobira</i> 'Nana'	Dwarf Mock Orange
	<i>Pittosporum tobira</i> 'Turner's Dwarf'	Variegated Dwarf Mock Orange
Shrubs/ Groundcover	<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange
<u>(continued)</u>	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange
	<i>Plumbago auriculata</i>	Cape Plumbago
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry
	<i>Prunus caroliniana</i> 'Compacta'	Compact Carolina Laurel Cherry
	<i>Rhaphiolepis indica</i>	Indian Hawthorn
	<i>Rhaphiolepis indica</i> 'Ballerina'	Ballerina Indian Hawthorn

	<i>Rhaphiolepis indica</i> 'Clara'	Clara Indian Hawthorn
	<i>Rhaphiolepis indica</i> 'Jack Evans'	Jack Evans Indian Hawthorn
	<i>Rhaphiolepis indica</i> 'Majestic Beauty'	Majestic Beauty Indian Hawthorne
	<i>Rhaphiolepis indica</i> 'Springtime'	Springtime Indian Hawthorne
	<i>Rhododendron</i> spp.	Azalea
	<i>Rosa</i> iceberg 'White'	Rose iceberg
	<i>Rose</i> x 'Fire Meidiland'	Fire Meidiland Rose
	<i>Rosmarinus officinalis</i>	Rosemary
	<i>Rumohra adiantiformis</i>	Leather Leaf Fern
	<i>Salvia greggii</i>	Autumn Sage
Shrubs/ Groundcover	<i>Salvia leucantha</i>	Mexican Bush Sage
(continued)	<i>Sedum rupestre</i> 'Angelina'	Stonecrop
	<i>Soleirolia soleirolii</i>	Baby's Tears
	<i>Spathiphyllum wallisii</i>	Peace Lily
	<i>Stipa tenuissima</i>	Mexican Feather Grass
	<i>Strelitzia reginae</i>	Bird of Paradise
	<i>Tecoma capensis</i>	Cape Honeysuckle
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Vinca major</i>	Periwinkle
	<i>Vinca major</i> 'variegata'	Variegated Periwinkle
	<i>Vinca minor</i>	Dwarf Periwinkle
	<i>Xylosma congesta</i>	Shiny Xylosma
	<i>Yucca gloriosa</i>	Spanish Dagger
Turf	Artificial Turf	Artificial Turf
	<i>Cynodon dactylon</i>	Bermuda Turf Bermuda Turf
	<i>Festuca arundinacea</i>	Marathon II Turf

	<i>Medallion Dwarf with Bonsai</i>	Turf-Type Dwarf Tall Fescue
	Fescue Blend	No mow fescue blend
	<i>Pennblue Pacific Blue</i>	Bluegrass

Notes:

- ~~1. Chapman University may substitute as needed ground cover/shrub species to compensate for water availability, water conservation issues or other special circumstances subject to approval by the Community Development Director or his/her designee.~~
- ~~2. Chapman University shall have the expressed authority to utilize synthetic turf for water conservation purposes in lieu of live turf.~~
- ~~3. Areas that are not part of the continuous campus may have a different plant palette to be similar to the surrounding context/community.~~
- ~~4. Individual residential lots may incorporate a wide spectrum of additional plant materials.~~

5.5.2b

B. General Irrigation Guidelines

1. Smart automatic irrigation control systems shall be provided along with low volume irrigation to potentially minimize water use and maximize landscape performance, including the following methods:
 - ~~Weather Use weather~~-based (ET) control systems to effectively minimize potential excessive consumption;
 - Irrigate per seasonal water demand to improve landscape health;
 - Recognize water use zones with planting design and support them with efficient irrigation design; and
 - Minimize and reduce overspray onto non-irrigated areas
2. Irrigation shall be designed to conform to the local and state requirements.
3. Irrigation shall be provided by a permanent and underground automatic system.
4. Irrigation systems shall be designed with head-to-head 100% double coverage at a minimum.
5. Irrigation shall be designed considering macro- and micro-climates, solar exposure, prevailing wind conditions, soils, drainage, grading and slopes, historical evapotranspiration rates and weather station data.
6. Consider the following irrigation system design and operation for water conservation measures:
 - Use of best available irrigation technology to maximize efficient use of water, including moisture sensors, multi-program electronic timers, rain shutoff devices, remote control valves, drip systems, backflow preventors, pressure reducing valves to isolate and matched output sprinkler heads;

- Use of gate valves to isolate and shut down mainline breaks; and
- Timing of irrigation cycles to be set at night, when wind, evaporation, and people activities are at a minimum.

5.5.3 Streetscape Concept

Chapman University shall coordinate with the City of Orange and other applicable agencies to ensure that any and all hardscape, sidewalks, street furniture and ~~street lights~~streetlight improvements within public rights-of-way are compatible with existing conditions and/or approved improvements. Private sidewalks and curbing may include brick pavers, enhanced concrete or other decorative materials. ~~Paving materials should be selected to be compatible in texture, color and style with the surrounding paving.~~

Streetscape and landscape improvements should provide a continuity throughout the Specific Plan area and reflect the unique character of the University as a part of the Old Towne District. These improvements, including lighting, street furniture, landscaping and street trees, shall be integrated into a cohesive design that reinforces the University’s character and provides a compatible and harmonious interface with the streetscape outside the Specific Plan boundaries.

A. Primary Streets

N. Glassell Street

Glassell Street between Maple Avenue and Walnut Avenue is defined as a spoke street in the *Historic Preservation Design Standards for Old Towne*. The streetscape will incorporate the following concepts and guidelines:

1.

The street frontage on Glassell Street shall consist of a minimum 5-foot parkway with turf or decomposed granite and street tree ~~planting~~plantings, a sidewalk and a fairly consistent landscape setback behind the sidewalk depending on existing development.

2.

The existing relationship of curb, parkway, sidewalk and landscape setback shall be maintained. The parkway planting shall be limited to turf or decomposed granite and *Syagrus romanzoffianum* (“Queen Palm”) to provide a unified formality, along with the use of plantings in the landscape setback. Where physical site conditions allow, street trees shall be provided at a maximum spacing of 25 feet on center and allow for coordination with the site plan. Tree height at time of planting shall match the height of the existing street tree palms, where appropriate and to the extent feasible.

~~B. Maple and Palm Avenues~~

Maple Avenue, located in the southern portion of the Specific Plan area, has an east-west orientation. Palm Avenue, located in the center of the Academic 2 ~~zone~~[planning area](#), also has an east-west orientation. The streetscape will incorporate the following concepts and guidelines:

1. Continue the formal existing street tree pattern of Maple Avenue into the Specific Plan area. Implement a formal street tree pattern of appropriate tree.
2. Provide a landscaped setback zone consisting of a parkway (with turf [or decomposed granite](#) and street tree planting) and a sidewalk.
3. Any future parking structure shall be screened by vertical trees within the building setback zone as space allows. New parking lots shall be screened by vertical trees and planting or low walls as described in Section 5.5.4, Parking Lot Landscape.

C. Lemon Street

Lemon Street extends in a north-south direction, connecting the Academic 1 zone with the Academic 2 zone. The streetscape will incorporate the following concepts and guidelines:

1. Continue the formal street tree pattern along the length of Lemon Street.
2. Provide a landscaped setback zone consisting of a parkway (with turf [or decomposed granite](#) and street tree planting) and a sidewalk. ~~In addition, a 10-foot building setback from the back of walk is required for future campus buildings.~~
3. Any future parking structure shall be screened by vertical trees within the building setback zone. Parking lots shall be screened by vertical trees and planting or low walls as described in Section 5.5.4, Parking Lot Landscape.

D

B. Secondary Streets

The secondary street frontage zone within the Specific Plan area encompasses several streets passing through or bordering the area. These streets are: Shaffer Street, Grand Street, Center Street ~~and~~, [Olive Street](#), Cypress [Street, and Parker](#) Street in the north-south orientation, as well as Walnut Avenue and Sycamore Avenue in the east-west orientation. Flexible, rather than rigid, development standards are encouraged to match the wide range of different contexts found on the campus.

The objective of the streetscape improvements for these secondary streets is to retain the predominant ~~resi-dential~~[residential](#) scale and quality despite the adaptive reuse opportunities of the buildings. The standards are, therefore, less restrictive.

¶To be consistent with the Santa Fe Depot Specific Plan, those portions of the Specific Plan area that are also within the Santa Fe Depot Specific Plan area shall not have a parkway if no parkway currently exists. In this instance, all street trees shall be placed in a tree well with a tree grate.

C. Street Furnishings

The palette of street furnishings is based on the benches and trash receptacles already in place within the Specific Plan area or surrounding areas. These shall be standard items, coordinated, installed and maintained by the City, University or other responsible agency, depending on the location and type of furnishing.

1. Water Features: These should be placed in or near plazas, or by pedestrian intersections and terminus points.
2. Bollards: The purpose of bollards is to physically separate pedestrians and vehicles in high traffic areas and to protect street furnishings and other streetscape elements.
 - a) Any bollard placed adjacent to a public street should meet placement and design conventions of the regulatory agencies.
 - b) Height should be at a level visible from an automobile as it approaches; -between 18 to 42 inches.
 - c) Bollards can include pedestrian lighting.
3. Benches: Place individually or in groups at bus stops, along active pedestrian ways and at key pedestrian crosswalks. New ~~bench design~~benches should be compatible with existing campus benches.
4. Handicapped Facilities: The legal requirement for handicapped facilities shall be met, which includes handicap ramps at sidewalks ~~at~~and street intersections.
5. Bicycle Parking: Various existing areas on campus may provide bicycle rack and storage opportunities as the need and opportunities permit. New buildings shall provide bicycle parking as required by the Green Building Code.
6. Kiosks/Directories: Strategically located near plazas, pedestrian intersections or terminus points to assist students and guests in finding building locations, campus amenities, plazas, and events.
7. Trash Receptacles: Receptacles shall be placed along active pedestrian ways, at pedestrian intersections, near building entries & bicycle parking, and at bus stops. Avoid placing trash receptacles in locations highly visible from public street rights-of-way.

FD. Paving

- ~~1. Crosswalks adjoining the campus areas for pedestrian use should have similar or compatible materials and colors to help visually unify the campus.~~

21. Large expanses of asphalt or plain concrete are discouraged in quads, garden rooms, and plazas.
32. Sidewalks should be constructed of concrete or other durable material(s), subject to Site Plan Review as necessary.
4. ~~Bike paths~~3. Paths may be constructed of asphaltic concrete or other durable material(s) acceptable to the City as determined during Site Plan Review. ~~Bike paths should be physically separated from pedestrian walkways where possible.~~
54. Consider the use of permeable paving/pavers for promenade malls, primary gateways, and secondary gateways to the extent practical.
65. Public art areas may utilize decomposed granite paving.
76. The Fish Interfaith Center has decorative stone paving. Special areas on campus shall be considered to incorporate decorative stone paving, as appropriate.

GE. Utilities

All site utilities (gas meters, electrical transformers, telephone pedestals, fire standpipes, irrigation equipment, etc.) shall be located outside the street frontage zone and shall be visually screened to the extent feasible and as allowed by the utility companies. It should be noted that utility connections on historic buildings should be located on the back of the building, if feasible, and not visible from public rights-of-way, or not located on a prominent exterior wall of the building if at all possible. When this is not possible (as is the case with Doti and Smith Halls), care shall be taken to make the utilities unobtrusive to an extent that is feasible and reasonable.

HF. Irrigation

Low-volume irrigation design and equipment are required for all planted areas within the street frontage zone. All irrigation shall be automatically controlled, and no overthrow of irrigation water onto the side-walks or other common areas will be allowed. Consider new technology for irrigation systems, as available and practical. All irrigation backflow prevention devices and any other related structures shall be located outside the street frontage ~~zone~~area and visually screened from the street.

5.5.4 Parking Lot Landscape

New parking lots shall be landscaped and screened from view from public rights-of-way with a 5-foot landscaped setback from the sidewalk, consisting of shrub massings at a maximum 42-inch height to achieve a visual screen. If a wall or fence is utilized, the structure shall be at the parking lot side of the planting area, and shall be softened with plant materials on the street side, including trees, shrubs, groundcovers and vines. No walls shall be allowed immediately adjacent to the sidewalk. The heights of such walls/fences shall be limited to a maximum of 42 inches. Construction of walls shall be limited to brick or split-face or decorative concrete block. Fences shall be limited to tubular steel

or equivalent where approved. The standards of Section 5.5.4 do not apply to existing parking lots or on-street parking within the Specific Plan area.

5.5.5 Open Space and Recreation

The intent of these design guidelines is to identify the existing characteristics and attributes of the campus open space system, and establish guidance on how future new development should interface. As the campus is built-out, the open space system that currently exists will shift to accommodate future growth of the campus and student population. The only exceptions are the Bert C. Williams Mall and Shady Quad, which have historical significance and shall be preserved as permanent open space. The Bert C. Williams Mall will retain its formal appearance, with a central lawn bordered by rows of trees and walkways. Shady Quad will retain its informal character, consisting of lawns and specimen trees interspersed by walkways.

A. *General Provisions*

1. Within open space areas, major buildings may be expanded, provided that:
 - a) The open space integrity is maintained and not so consumed as to threaten its usefulness as a pedestrian linkage, relief from built-up surroundings, informal gathering space or drainage way.
 - b) A minimum ~~thirty~~twenty-five percent (~~30~~25%) of open space is maintained on an overall campus-wide basis.
2. The quad concept shall be reinforced and expanded to include a series of new gathering spaces surrounded by campus buildings.
3. Future pedestrian promenades and plazas are encouraged. Promenades are linear spaces that connect to gathering spaces and plazas. Plazas are encouraged where promenades meet or terminate at gathering spaces.
4. As the campus is built-out, other design features should be encouraged in the open space network, including water features (fountains, ponds, water jets), gathering areas (amphitheater, plazas), gardens (commemorative, educational, food), seating areas (benches, low walls), and other similar elements providing a park-like image.
5. Pedestrian ~~hardscape~~street furniture and elements, including benches, signage, lighting, trash receptacles, bicycle racks, etc., should be consistent throughout the campus open space system.
6. The pedestrian ways and ~~bicycle trail system~~bikeways, as depicted on Exhibit 3.4, Pedestrian Circulation Plan, and Exhibit 3.5, Bikeway Plan, should conveniently link the various campus buildings and functions.
7. Where a campus building abuts an off-site residential or commercial use, landscape buffers will be provided in the campus building setback area adjacent to the off-site residential or commercial use.

8. The basic recreational open space framework is the active outdoor play field or court. This design concept should be flexible to respond to the recreation, residential and academic needs on campus. As the campus expands, recreational needs may change and these areas may be relocated.
89. A north-south pedestrian and bicycle linkage connecting the area north of Walnut Avenue ([Residence Hall area](#)) to the academic areas of the campus is encouraged. [Where appropriate make connections from the campus Bikeway Plan to the City's bikeway network.](#)
- ~~9.~~ ~~An 10.~~ [A walkway and open space system, as depicted on Exhibit 3.4, Pedestrian Circulation Plan, and Exhibit 3.6, Open Space and Recreation Plan](#) (separate from roadways and parking lots) is encouraged to connect residential buildings.
- ~~10.~~ ~~11.~~ Lower intensity recreational uses should be integrated with residential uses wherever privacy is not jeopardized.

5.5.6 Lighting

Light quality must be geared to the specific use of the area. The University community requires simple lighting geared to its distinctive character. Lighting should appear attractive during the day when the pole, base and light add another dimension to the campus scene. Lighting shall comply with the City of Orange Building Security Ordinance No. 7-79.

A. *General Guidelines*

1. The lighting of the public sidewalks, plazas and alleys, as well as the exteriors, roofs, outer walls and fences of buildings and other constructions and signs visible from any public street, shall be illuminated by controlled lights as permitted herein.
2. Building or roof outline neon tubing is unacceptable.
3. Use of luminescent or reflective exterior wall surfaces is prohibited. Use of luminescent or reflective interior wall surfaces may be permitted subject to approval of the Community Development Director.
4. Concealed light sources are recommended to avoid glare.
5. It is encouraged that exterior lighting within commercial [uses and select institutional](#) areas shall be left on at night (to the extent that energy use is justifiable) to enhance pedestrian activity on the street [and along key campus walkways, as appropriate.](#)
6. The use of neon, mercury vapor, exposed fluorescent, or exposed high intensity lights are discouraged; [provided, however, that such lighting types may be permitted in the Urban Mixed Use zone subject to approval by the Design Review Committee.](#)

7. Compact ~~fluorescent~~ fluorescent and LED lights ~~are specifically permitted for outdoor lighting uses~~, as well as any new types of energy-efficient lighting that may be available in the future, shall be used for outdoor lighting uses.
8. Building and landscape accent up-lighting is encouraged.
9. All exterior site lighting (i.e. rear yards or signs) shall be directed inward so as not to disturb adjacent uses.
10. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.
11. Reflectors and shields shall be installed in playing field lighting to minimize spill-light and glare.
12. Bollard lighting ~~occurs~~ shall be used at various locations within campus to provide additional lighting at night, particularly for pedestrians.
13. Lighting shall be selected to relate sensitively to the building architecture, where appropriate. Appropriate lighting shall be allowed on a project-by-project basis.

B. Building Exterior Lighting

The exterior lighting of public use buildings is intended to give full-time visual appreciation and attract attention to these buildings during the night hours as well as during daylight hours. The lighting of these buildings is often a subtle and dignified, yet highly effective, form of identification.

1. Lighting is part of the architectural vocabulary, and as such should be utilized to help create and dramatize a nighttime image of a structure, sculpture or garden.
2. Historic buildings, such as Memorial Hall, and monuments may be spotlighted as an expression of pride.
3. All building light should be concealed and oriented to shine on the premises only.

C. Street Lighting

1. Streets and intersections will be well-lighted according to City of Orange standards.
2. All outdoor street lighting within the Chapman University Specific Plan Area shall comply with the requirements of the Old Towne Master Plan of Streetlights.

D. Parking Areas

1. All outdoor lighting, except for playing field lighting fixtures, shall be focused, directed and arranged to prevent glare and illumination on streets or adjoining property.

~~2. The parking areas shall be well lit for security reasons.~~

32. Appropriate lighting methods will be used to reduce the impact of lighting on top floors of parking structures, while meeting safety and security requirements. Pole heights for parking structures should not exceed 25 feet above the upper-most parking level.

E. Walkway, Trail and Path Lighting

1. Low level “pedestrian“ lighting should be installed at selected intersections along walkways, trails and paths.
2. Taller lights are allowed along major walkways or plazas or where additional lighting is required. Existing lights may remain.
3. Historic globe pathway lights presently in place around the Bert C. Williams Mall will be maintained and replaced in kind when necessary.

F. Outdoor Lighting for Athletic Fields/Courts and Other Recreational Facilities

1. Athletic field lighting shall not exceed ninety (90) feet in height.
2. Lighting for tennis courts, handball courts, and other outdoor courts shall not exceed thirty (30) feet in height.
3. Aquatic lighting shall not exceed forty (40) feet in height.
4. Exceptions to the outdoor lighting heights for athletic fields/courts and recreational facilities may be permitted subject to approval by the Community Development Director in order for Chapman University to comply with the lighting standards of the National Collegiate Athletic Association (NCAA) or other recognized sports authority.

5.5.7 Walls and Fences

Walls and fences are an integral part of the University’s architectural form. A wall and fence concept is important to provide security, privacy and a sense of enclosure and ownership for the University. These guidelines are intended to give direction for the location and height of walls and fences.

A. General Provisions

1. Walls and fences should be designed so that they are compatible and contribute to the overall architectural theme.
2. Fences and walls located in side and rear yards shall not exceed 6 feet in height, unless otherwise permitted in this Specific Plan. Where there is a difference in grade between adjacent

properties, the maximum fence height shall be 6 feet as measured from the high-grade side and 9 feet as measured from the low-grade side. Fences at railroad shall be 8 feet or taller. Fences at sport recreation and athletic facilities shall not exceed ~~12~~20 feet in height. Fences, walls and gates around the Lawrence & Kristina Dodge College School of Film and Media Arts/Marion Knott Studios backlot may exceed six (6) feet and up to 20 feet in height, subject to review by the Design Review Committee and approval by the Community Development Director (refer to Section 6.4.1, Specific Plan Area-wide Standards). Appeals to wall and fence heights shall be made to the City's Zoning Administrator.

3. Joints and weep holes shall be placed in walls as required by a structural engineer.
4. All perimeter walls and fences should be placed at the edge of the public right-of-way. Exception: entries may be set back to draw people in. Any fences within the required landscape setback shall be no greater than 42 inches in height, provided that higher heights may be allowed subject to approval by the City's Zoning Administrator.
5. Metal and tubular steel fences must be compatible with the overall campus style. All tubular steel fencing or equivalent should be painted to complement the primary building color or black and may include the Chapman University logo, if desired by the University.
6. Acceptable materials include concrete block, metal or steel, or combination thereof.
7. The use of chain link should be avoided, except as fencing around athletic areas or for temporary fencing associated with either construction activities or interim and temporary uses.
8. Additionally, appropriate Crime Prevention Through Environmental Design (CPTED) strategies will be implemented to help deter crimes and increase perceived safety. The CPTED strategies proposed by individual development projects within the Specific Plan area will be reviewed by the Orange Police Department during the Site Plan Review or Design Review process.

B. Solid Perimeter Walls

Refer to Section 6.4, *Campus Development Standards*, for wall requirements.

C. View Fencing or Combination Wall/Open Metal Fences

All-view fencing is open fencing designed to permit views and promote a sense of openness, while providing security. It shall be constructed of tubular steel or equivalent material(s). If a combination solid block wall/view fence is erected in lieu of all-view fencing, then decorative pilasters shall be interspersed along the length of the wall at key locations. No pilasters are required on all-view fencing. All-view fences shall have pickets spaced according to city, state and federal standards and building codes, and shall be painted to complement the primary building color or black.

1. View fences or open metal fences are appropriate at the campus perimeter where views into the campus are desired.
2. Placement of view or open fences at the campus perimeter is encouraged but not required.

D. Retaining Walls

Retaining walls are expressly ~~permitted~~ allowed within the Specific Plan area, and shall be constructed of a smooth concrete finish, durable decorative materials or planted with landscaping or vines. Retaining walls in excess of 18 feet in height (as measured from bottom grade level, exclusive of the footing) shall require approval by the City's Zoning Administrator. Retaining walls may be constructed of various materials as long as the materials are durable.

5.5.8 Art-in-Public-Places

This Specific Plan includes an Art-in-Public-Places program that is designed to promote the involvement of artists in projects on campus. The projects will enhance the physical environment by celebrating Chapman University's unique character and identity. In addition, the program will create artistic harmony between the campus buildings, landscaping and open spaces.

The goals of the Art-in-Public-Places are as follows:

- To add to the cultural heritage of Chapman University and the City of Orange through aesthetic enhancement of the campus and the surrounding community.
- To make durable art of excellent quality available to students, faculty and the community-at-large to stimulate intellectual and artistic growth.
- To create focal points within the campus for the enjoyment and contemplation of fine art.
- To enhance the stature of Chapman University and the City of Orange by defining its commitment to artists and to the creative process as a vital element of urban dynamics.

The guidelines for Art-in-Public-Places are as follows:

1. At its option, the University may elect to commission artists to create works to be integrated into the buildings, plazas, garden rooms, quads and malls on campus.
2. All art used in exterior areas shall be constructed of durable all-weather materials including, but not limited to, glass, metal, paint, wood, stone, brick and other durable, low maintenance materials.
3. The art may be created using a variety of mediums and techniques and be as fleeting as sprays of water or as permanent as bronze. Examples of items qualifying as art include, but are not limited to: water features, decorative paving and mosaics, murals, sculptures, decorative carvings, ornamental benches, special light shows and other items of a unique and high-quality nature that embody artistic elements.
4. Each piece of art shall be designed to enhance or complement the outdoor area or building to which it relates.

5. The University shall have the right to choose and install all art ~~on that is internal to the~~ campus and not visible from the public right-of-way without City approval, ~~although the~~ The University shall go through the City's Design Review process for approval prior to installing any art on the perimeter edges of the campus within the required building setback(s) ~~from any public street(s) that is clearly visible from any public street(s) right-of-way. When the review process occurs by the City, the review shall be limited to planning impacts and not content of the art.~~

6. Art may not involve advertising and/or the name of the University or campus events and activities.

7. Art is encouraged to face public rights-of-way and streets to help beautify the community and make art accessible to everyone. Art may be placed in the front setback areas along the streets.

5.6 PARKING GUIDELINES

5.6.1 General Criteria

1. Use of required ~~building setbacks~~ front yard area for off-street parking or vehicle storage is ~~permitted, subject to screening by low decorative walls (no more than 42" in height), earth berms prohibited, except with approval of the Design Review Committee and/or landscaping or combination thereof for areas facing public rights of way~~ the Community Development Director during the Site Plan Review Process.
2. As appropriate, vehicular access to parking lots should be clearly marked with clear distinctions between long-term, short-term and reserved parking, through curb painting or signage.
3. Circulation between levels of the parking structure shall occur internally, so automobiles do not have to use adjacent streets to access different levels.
4. ~~Design parking~~ Parking areas should be designed to minimize the need for pedestrians to cross parking aisles ~~and~~ to reduce pedestrian-vehicle conflict.

5.6.2 Surface Parking Lot Criteria

1. Parking lots shall incorporate landscaping to help minimize views of vehicles from public rights-of-way.
2. Large areas of asphalt or concrete paving for parking lots can be uninteresting and can deflect heat into nearby buildings. New surface parking lots will provide minimum 10% landscaping (with ground cover and shade trees) to reduce exposed paved surface areas.

3. Provide linkages between parking lots of adjacent developments, where feasible, to minimize turning movements and traffic congestion on the adjacent streets. Where this occurs, applicants shall demonstrate provisions for reciprocal easements between owners to accommodate these linkages.
4. Locate parking areas to the side or rear of buildings or screen from adjacent streets with walls and/or landscaping, when practicable and feasible to do so based on site configuration.
5. Provide shared entries for adjacent parcels, where feasible, to limit the location of turning movements and improve traffic flow on adjacent streets.

5.6.3 Parking Structure Criteria

A. General Criteria

1. Pedestrian and vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflicts.
2. Parking structure circulation will be evaluated and considered regarding its potential impacts on adjacent streets.
3. ~~Use hedges~~Hedges and tall trees with a vertical form shall be used to reduce the impact of parking structures in the public view.
4. ~~Minimize the~~The view of parked cars inside shall be minimized through a combination of visual barriers, plantings or other means. ~~Use evergreen~~Evergreen plant materials will be used to provide year-around screening.
5. ~~Articulate the~~The elevations of parking structures visible from public streets shall be articulated through changes in color or surface materials, in addition of applied elements to the structure surface or other similar devices.
6. For parking structures located adjacent to a residentially zoned district, the setback shall be planted with evergreen trees to screen the parking structure. Deciduous trees are permitted within the setback; provided, however, that the garage is screened primarily by evergreen trees.
7. Structure design shall incorporate clean, simple, geometric forms and coordinated massing that produce overall unity and interest.
8. Structure details shall reinforce the overall design character and scale of the campus and adjacent neighborhood. Appropriate treatments include coordinated mullions and details, finishes commensurate with the building materials, and coordinated entry spaces and landscaping.

9. Appropriate lighting methods will be used to reduce the impact of lighting on top floors of parking structures while meeting [City of Orange](#) safety and security requirements.

B. Safety and Security Considerations

To maximize public safety in the parking structures, the following design features ~~are~~[shall be](#) encouraged:

1. Open,~~glass~~ stairwells and well-~~lit~~ elevators.
2. Security devices such as video, audio and emergency buttons and/or telephones that call into the booth, campus security or local police station.
3. Emergency telephones.
4. ~~Eliminate~~[Elimination of](#) potential hiding places, such as under open stairs.
5. Energy efficient lighting [shall be required to comply with the City's CPTED guidelines and](#) is encouraged to ensure that the interior of the parking structure is well lighted. To minimize spill lighting out of the garage onto surrounding uses, structures should be designed to incorporate a mixture of natural daylighting, interior lighting, and exterior control features (screening, etc.). All lights should be vandal resistant and easy to maintain.

C. Aesthetic Considerations

To ensure that parking structures minimize their visual impact on surrounding neighborhoods and uses:

1. ~~Encourage parking~~[Parking](#) structures [should be encouraged](#) to incorporate select design elements or features reminiscent of surrounding architecture.
2. ~~Use landscaping~~[Landscaping](#) and variations in architectural materials, forms and scales [should be used](#) to enhance the garage facade along local streets.
3. ~~Provide evergreen~~[Evergreen](#) landscaping [shall be provided](#) to help screen parking structures adjacent to streets and residential areas.
4. Architecturally reduce the massing and scale of parking structures along its façade through the use of planters, textures, colors, design features and public art. Consider using poured concrete to create decorative textures and 3-D murals at ground level that, while subtle, add significantly to the overall appearance of the parking structure.
5. ~~Design stairs~~[Stairs](#) and elevator cores, which are visible from outside the structures, [shall be designed](#) to be decorative and aesthetically pleasing.

5.7 SIGNAGE GUIDELINES

It is the University's intent to provide functional and aesthetic signage to direct, identify and inform the public as they enter the University. The Specific Plan's signage shall comply with Chapter 17.36, Sign Regulations, of the City of Orange Zoning Ordinance, except as otherwise provided in this Specific Plan.

5.7.1 General Provisions

All signs on the campus shall conform to the following provisions:

1. Signs shall conform to the provisions of Chapter 17.36 of the City's Zoning Ordinance and the development standards set forth herein. Where there is a conflict, the standards and guidelines in this Specific Plan shall take precedence. In instances where this Specific Plan is silent regarding specific signage criteria, the provisions contained in Chapter 17.36 of the City's Zoning Code shall apply as applicable.
2. Existing monumentation, as well as building/building complex signage, shall ~~remain~~ be retained because of historical significance and written commitments with donors.
3. Perimeter signs and entry monumentation consistent with the approved sign program shall be submitted to the City's Community Development Director or the Planning Division as applicable to verify compliance.
4. A sign shall be defined as any wording used primarily to name, describe or direct, including parts, materials, frames and backgrounds.
5. All sign definitions in Chapter 17.04 of the City's Zoning Ordinance shall apply, except as modified in this Specific Plan.
6. All signs and their supporting structures shall comply with the Uniform Building and Electrical Code.
7. No signs, unless lawfully permitted, shall be placed upon, or project into or above, public property or right-of-way, except as noted herein and approved by the ~~Community Development~~ City's Public Works Director ~~or Planning Division, as applicable.~~
8. Sign placement shall not compete with other signs for attention. Should several signs need to be located in proximity, they should be consolidated or prioritized by size.
9. Signs may be double-faced, provided both sides have identical information.

10. Signs may be lighted. However, no light that flashes, blinks or effects changes in hue or intensity of illumination shall be permitted.

11. Surface Area Computation. The surface area of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and other attention-attracting devices forming an integral part of the overall display, but excluding all support structures. The four-line method is used to form a rectangle around all logos and sign text. The square footage is calculated by multiplying the height by the length of the rectangle.

12. Material and Color. An effort shall be made to achieve consistency between building style and sign design. In all cases, signage shall be compatible with the exterior treatment of the building or location, identified with similar or complimentary building materials to be used.

13. Color schemes for signage will be determined in design development and shall relate to other signs, graphics and color schemes in the vicinity, in order to achieve an overall sense of identity. Florescent or iridescent paint materials are not acceptable.

14. Setbacks. Varies depending on sign function, readability and traffic safety considerations. In all cases, signs shall not be located within the public right-of-way unless City staff and Chapman University agree that circumstances require.

15. Letter Style. Letter style of all perimeter signs shall be compatible with the historic character of Old Towne. The following type styles and variations of these styles (e.g., italics, bold, regular, narrow, etc.) are permitted:

[Arial Family](#)

[abcdefghijklmnopqrstuvwxyz](#)

[ABCDEFGHIJKLMNOPQRSTUVWXYZ](#)

[1234567890\\$?!\\$\(,,:\)"'/^"](#)

Century Schoolbook Bold

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890\$?!\$(,,:)"'/^"

[Futura Medium Family](#)

[abcdefghijklmnopqrstuvwxyz](#)

[ABCDEFGHIJKLMNOPQRSTUVWXYZ](#)

[1234567890\\$?!\\$\(,,:\)"'/^"](#)

[Minion Pro](#)

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890\$?!\$(,;:)"'^"

Palatino Linotype [\(or Minion Family\)](#)

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890\$?!\$(,;:)"'^"

NEUTRA

ABCDEFGHIJKLMNOPQRSTUVWXY
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890\$?!\$(,;:)"'^"

Additional lettering styles and fonts may be permitted within the Chapman University Specific Plan area, subject to approval by the Director of Community Development and provided that the styles/fonts are compatible with existing fonts represented within the Old Towne area or on the Chapman University campus.

16. No building shall be deemed to have more than four building elevations.

5.7.2 Perimeter Signs

Perimeter signs are proposed for locations where the campus interfaces with the surrounding community. The perimeter areas are [located](#) within 50 feet of public streets that are in view of public areas. These guidelines are intended to provide the community with quality assurances that will direct the type, size, location and number of signs placed in the perimeter area.

The overall character of the perimeter signage should be compatible with the historic character of Old Towne and reflect a quality campus image, with an emphasis on function and aesthetics. The signage program, along with landscaping, will be used as a unifying element for Chapman University.

Perimeter signs are organized into the following categories:

1. University Identification Signs.

- [a\)](#) Primary Entry Identification Signs or Monumentation
- [b\)](#) Secondary Entry Identification Signs or Monumentation

2. Freestanding Identification -and Directional Signs

- [a\)](#) Freestanding Gateway Monument Identification Signs
- [b\)](#) Freestanding Vertical Building/Zone Identification Signs

- c) [Freestanding Departmental Identification and Legal Notice Signs](#)
- d) [Freestanding Directional and Pedestrian Directory Signs](#)
- e) [Freestanding Parking Counter Signs](#)

3. Building Identification/Wall Signs

- a) [Building Identification/Major Wall Signs](#)
- b) [Minor Wall Signs](#)
- c) [Building Address/Entry Wall Signs](#)

4. Marquee Signs

A. Perimeter Sign Development Standards

1. University Identification Signs.

Shall be located at primary and secondary arrival zones into the campus. The signs shall be used to identify the campus and/or its significant components.

a) Primary Entry Identification Signs or Monumentation

- i) Description: A primary entry is defined as a major vehicular entry to the campus intended for entry by the public and visitors, as well as University students and employees. Primary entry monuments are the largest monuments on campus, with the exception of the existing monument on North Glassell Street near Palm Avenue. [These signs generally identify “Chapman University.”](#)
- ii) Location: At primary entries.
- iii) Maximum Size: 4-foot height maximum if the sign is a horizontally oriented ground mounted sign. Entry identification may also be included on building walls, street arches, or other structures consistent with traditional academic forms.
- iv) Maximum Copy Area: 48 square feet maximum **per elevation**.
- v) Maximum Number: Up to two per intersection or entry. The sign may display the University logo.
- vi) Signs/monuments may be externally lighted (e.g., halo and reverse channel signage is permitted).
- vii) [Material and Color: Signs shall be constructed of metal with brick base \(brick colors may vary to reflect nearby buildings\). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigr e on signs are permitted.](#)
- viii) [Fonts: Fonts are per paragraph 15 of Section 5.7.1.](#)

b) Secondary Entry Identification Signs or Monumentation

- i) Description: A secondary entry is defined as limited vehicular entry intended for use by University students and employees and the public. Secondary entry monuments are,

- therefore, less prominent and smaller than primary entry monuments. Secondary identification signs could include wall signs.
- ii) Location: At secondary entries.
 - iii) Maximum Size: 4 feet height maximum if the sign is a horizontally oriented ground mounted sign. Entry identification may also be included on building walls, street arches, or other structures consistent with traditional academic forms.
 - iv) Maximum Copy Area: 32 square feet maximum.
 - v) Maximum Number: One per intersection or entry. The sign may display the University logo.
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigree on signs are permitted.
- vii) Fonts: Fonts are per paragraph 15 of Section 5.7.1.

2. Freestanding Identification and Directional Signs.

a) Freestanding Gateway Monument Identification Signs.

- i) Description: These signs are intended to identify gateway entries to the campus. These signs may be double-faced (i.e., Copy may be on opposite sides of the sign). In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- ii) Location: Near major street intersections at primary or secondary gateway entry points to the campus.
- iii) Maximum Size: 2'-1/2" (width) by 7'-6" (height). Sign may be double-sided.
- iv) Maximum Copy Area: Up to ~~15.31~~13.75 square feet maximum (each side). Copy is permitted on up to two sides of each vertical sign at the discretion of Chapman University. Each sign may display the Chapman University logo and logotype on up to two sides.
- v) Maximum Number: One sign is permitted on University property along each side of arterial streets (outside of the public right-of-way) leading to the campus.
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigree detailing on signs are ~~expressly~~ permitted.
- ~~vii) Fonts: Fonts are per paragraph 15 of Section 5.7.1.~~
- viii) Lighting: Signs shall be internally illuminated with halo-lit letters and the Chapman University logo.

b) Freestanding Vertical Building/Zone Identification Signs.

These signs shall be located near the building entrances. These signs will be used to help visitors identify the building.

- i) Description: Freestanding vertical identification signs are intended to provide on-site building identification. These signs may be double-faced (i.e., Copy may be on opposite sides of the sign). In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- ii) Location: The location of the signs shall be in conformance with adopted City -of Orange code.
- iii) Maximum Size: 2'-6" (width) by 2'-6" (depth) by 8 feet (height).
- iv) Maximum Copy Area: Up to 16 square feet maximum (each side). Copy is permitted on up to two sides of each vertical sign at the discretion of Chapman University. Each sign may display the Chapman University logo and logotype on up to two sides.
- v) Maximum Number: Two signs are permitted for each building. The two signs shall be located on different building elevations.
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Signs shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigr e on signs are expressly permitted.
- vii) Fonts: Fonts are per paragraph 15 of Section 5.7.1.
- ~~viii) Sign shall be white or off white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigr e on signs are expressly permitted.~~
- ~~vii) Lighting: Signs shall be internally illuminated with halo-lit letters and the Chapman University logo.~~

c) Freestanding Departmental Identification and Legal Notice Signs.

- i) Description: The departmental identification signs are intended to identify departments/services on the campus. The legal notice signs are intended to provide legal notice information on the campus. These signs may be double-faced (i.e., Copy may be on opposite sides of the sign). In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- ii) Location: Departmental identification signs - at building entries; legal notice signs - at driveway entries.
- iii) Maximum Size: 3'-7" (width) by 6'-0" (height). Sign may be double-sided.
- iv) Maximum Copy Area: Up to 21.5 square feet maximum (each side). Copy is permitted on up to two sides of each vertical sign at the discretion of Chapman University. Each sign may display the Chapman University logo and logotype on up to two sides.
- v) Maximum Number: One sign per primary department entry: into a building (may be multiple signs per building elevation).
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman

University colors. The color of the font on the sign will be black or dark bronze.

Decorative elements and filigree detailing on signs are ~~expressly~~ permitted.

- vii) Lighting: Either externally illuminated or non-illuminated as determined by Chapman University.

d) Freestanding Directional and Pedestrian Directory Signs.

- i) Description: These signs are intended to provide directional information to major campus locations. These signs may be double-faced (i.e., Copy may be on opposite sides of the sign). In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- ii) Location: At major pedestrian and/or vehicular decision points outside public street right-of-way and outside of corner clearance zones near driveways.
- iii) Maximum Size: 3'-7" (width) by 6'-0" (height).
- iv) Maximum Copy Area: Up to 21.5 square feet maximum (each side). Copy is permitted on up to two sides of each vertical sign at the discretion of Chapman University. Each sign may display the Chapman University logo and logotype on up to two sides.
- v) Maximum Number: One directional sign at each major pedestrian and/or vehicular decision point; one pedestrian directory sign at each major pedestrian decision point.
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigree detailing on signs are ~~expressly~~ permitted.
- vii) Lighting: Non-illuminated.

e) Freestanding Parking Counter Signs.

- i) Description: These signs are intended to identify the number of parking spaces available in designated parking structures. The parking counter signs are intended to provide information to on-campus motorists. These signs may be double-faced (i.e., Copy may be on opposite sides of the sign). In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- ii) Location: ~~Parking Counter signs—at~~At parking structure ~~driveway~~ entries outside public street right-of-way and outside of corner clearance zones near driveways.
- iii) Maximum Size: 3'-7" (width) by 6'-6" (height). Sign may be double-sided.
- iv) Maximum Copy Area: Up to ~~21.5~~18 square feet maximum (each side). Copy is permitted on up to two sides of each vertical sign at the discretion of Chapman University. Each sign may display the Chapman University logo and logotype on up to two sides.
- v) Maximum Number: One sign per parking structure entry.
- vi) Material and Color: Signs shall be constructed of metal with brick base (brick colors may vary to reflect nearby buildings). As an option, an alternate sign with no base shall be permitted in all areas. Sign shall be white or off-white with red logo to match Chapman University colors. The color of the font on the sign will be black or dark bronze. Decorative elements and filigree detailing on signs are ~~expressly~~ permitted.

vii) Lighting: Externally illuminated, changing digit parking counter on black frame with 7" digits.

3. **Building Identification/Wall Signs.**

a) **Building Identification/Major Wall ~~Sign~~**

- i) Description: Major signs located on building walls that identify the building name and donor(s), as well as the related facilities that are located inside the building.
- ii) Location: These signs shall be installed upon a vertical surface, and shall not extend beyond the lateral edges of the building.
- iii) Maximum Size:
 - aa) Height: Sign height shall not exceed a _____ dimension that is greater than two-_____ thirds _____ (2/3) of the height of the vertical surface _____ (or plane) upon which it is located, so _____ that the sign is sufficiently buffered by _____ space at the top and bottom. Multiple _____ lines of text and logo shall be contained _____ within this requirement.
 - bb) Depth: Building identification/wall signs, _____ including any light box or other _____ structural part, shall not project more _____ than 12 inches from the surface on which _____ it is installed.
- iv) Maximum Total Sign Area per Elevation: Total signage per elevation shall not exceed one ~~and one half (1.5)~~ square foot of sign area per linear foot of the building elevation on which it is installed.
- v) Maximum Number: Up to two major signs per building elevation, provided that no more than four building identification/major wall signs shall be permitted per building. This limitation on number of signs applies only to permitted signs located within 100 feet of public streets.

b) **Minor Wall Signs-**

- i) Description: Minor wall signs are located on exterior building walls, beams, or similar architectural features and identify the donor names for rehearsal halls, meeting rooms, auditoriums, and other facilities that are located inside the building.
- ii) Location: These signs shall be installed over or adjacent to doorways, windows, or similar architectural features contiguous to the facility being named on a vertical surface, and shall not extend beyond the lateral edges of a building.
- iii) Maximum Size:
 - aa) Height: The lettering height shall not exceed 12 inches.
 - bb) Depth: Minor wall signs, including any light box or other structural part, shall not project more than 6 inches from the surface on which it is installed.
 - cc) Maximum Sign Area: Total area per sign shall not exceed 12 square feet.

- iv) Maximum Number: Up to three minor signs per building elevation, provided that no more than nine minor wall signs shall be permitted for any building.
- v) Lighting: At the discretion of Chapman University, minor wall signs may be internally lighted, externally lighted, or unlighted.

c) Building Address/Entry Wall Signs.

- i) Description: These signs are intended to identify campus building names and building addresses.
- ii) Location: On building wall at entries.
- iii) Maximum Size: ~~2'-5 1/2~~23'-6" (width) by ~~2'-9 3/4~~' (height).
- iv) Maximum Copy Area: Up to ~~78.5~~ square feet.
- v) Maximum Number: One sign per elevation and/or tenant, not to exceed public entry into a total of four building (may be multiple signs per building- elevation).
- vi) Material and Color: Signs shall be constructed of black painted metal- sign panel with applied vinyl graphics; clear coat over the entire sign. Sign colors shall be black sign panel to match black used on campus-wide signage detailing, and white sign panel with red logo to match Chapman University colors.
- vii) Lighting: None, ~~except for~~ illumination from building light fixtures only as required by Orange Fire Department.

34. Marquee Signs.

Includes Perimeter Marquee Signs located within 100 feet of any public street (does not include internal marquee signs).

- a) Description: These signs will provide information for the Waltmar Theater and proposed theaters, the Musco Center for the Arts, and other venues in the Academic 1 and 2 Zones. These signs would be internally illuminated and have a changeable copy board. Manual message signs are allowed for all marquee signs permitted by this Specific Plan. Only the Musco Center for the Arts marquee sign shall consist of an electronic copy board.
- b) ~~Marquee Sign~~ Locations:
 - i) The planter on the south side of the Waltmar Theater facing Palm Avenue;
 - ii) In the Academic 1 Zone on the east side of Glassell Street, between University Drive and Walnut Avenue;
 - iii) In the Academic 2 Zone on the south side of Palm Avenue; and
 - iv) At the corner of Maple Avenue and Lemon Street.
- c) Maximum Size: 14 feet long and 10 feet high.
- d) Maximum Area: Maximum sign area would be 140 square feet (each side), usable copy area would be approximately ~~4840~~ square feet. All signs may be double sided at the discretion of Chapman University. In calculating the area of signs, only one side of a two-sided sign shall be counted, so long as the parallel planes are not more than 20 inches apart.
- e) Number: Two in Academic 1 Zone, two in Academic 2 Zone.

- f) Sign Design: At the discretion of Chapman University, signs may be either two-sided freestanding signs with messages permitted on both sides, or a one-sided building mounted sign with messages on one side.
- g) Freestanding Marquee Sign Height: 20 feet maximum height.
- h) Building-Mounted Marquee Sign Height: Top of sign at 30 feet maximum.
- i) Message Display: The [Musco](#) Center for the Arts changeable marquee sign or display shall not depict or simulate any sound, motion, or video (i.e. video clips, flashing, animated, roller or running letters or messages, varying intensity of color, etc.). Any slide (image and text) shall be displayed for a minimum of 30 seconds and transitions between slides shall not be less than one second. Continuous motion of messages is not permitted. The sign shall only show events related to the [Musco](#) Center for the Arts and the College of Performing Arts (COPA). The sign shall not advertise off-site businesses or organizations. Other electronic sign options not discussed in this section shall be determined by the Community Development Director.

B. Perimeter Sign Development Process

Perimeter entry identification signs and monumentation consistent with the Specific Plan shall be submitted to the City of Orange Community Development Director to verify compliance with this Specific Plan and Chapter 17.36 of the City's Zoning Ordinance.

5.7.3 Internal Signs

Internal signs are defined as those being at least 50 feet from the nearest surrounding public street, [not legible from the public right-of-way](#), and intended to be viewed by persons on the campus. These guidelines are intended to provide the community with quality assurances that will direct the type, size, location and number of signs placed in the internal areas of the campus.

The overall character of the internal signage should be compatible with the historic character of Old Towne and reflect a quality campus image, with an emphasis on function and aesthetics. The signage, along with landscaping, will be used as a unifying element for Chapman University. Interior campus signs will be more flexible in design and will be governed by this Specific Plan.

Internal signs include, but are not limited to:

- [Banners](#)
- [Directional Signs](#)
- [Building Identification/Wall Signs](#)
- [Traffic Regulation Signs](#)
- [Parking Signs](#)
- [Location Marker and Directory Map Signs](#)
- [Wayfinding Signs](#)
- [Marquee Signs](#)

A. Internal Sign Development Standards

Signs established for use internally within the campus will generally be smaller in size and pedestrian in scale. Size, height and other criteria will be determined by the scale of the fixture or facility it is attached to or associated with, and by the distance from which it is to be seen.

B. Internal Sign Development Process

Signs placed internal to the campus may be installed ~~without Community Development Department with only approval of a ministerial permit (e.g. electrical permit)~~ and without Design Review Committee review. The design and location of ~~marquee~~internal signs shall be submitted to the Community Development ~~Director~~Department to verify compliance with this Specific Plan. Furthermore, Design Review Committee approval shall not be required for marquee signs that are not readily visible from the public right-of-way. It is encouraged that all internal signage be consistent in design, material, color and theme. All internal sign permits will be issued by the Planning Department over the counter, except for marquee signs that are readily visible from the public right-of-way. Marquee signs visible from public rights-of-way shall be required to go through review by the Design Review Committee.

5.8 HISTORIC PRESERVATION AND ENHANCEMENT GUIDELINES FOR HISTORIC RESOURCES

The City of Orange *Historic Preservation Design Standards* for buildings located within the Old Towne District was originally adopted in July 1995 and updated in December 2017. The purpose of the *Historic Preservation Design Standards* is to protect the unique character of historic buildings and neighborhoods that contribute to the distinct sense of place of the City's Old Towne District. Preservation and rehabilitation of single-family residential structures in the Specific Plan area located within the Old Towne District boundary shall comply with the design standards and processing requirements provided in the *Historic Preservation Design Standards*.

The historic preservation and enhancement guidelines included herein are intended to augment the City's *Historic Preservation Design Standards* and address the preservation and rehabilitation of institutional historic resources within the Specific Plan area. In addition, the Secretary of the Interior's *Standards for Rehabilitation* and the Secretary of the Interior's *Guidelines for Rehabilitation* will be used for campus development located within the Old Towne Historic District, as applicable.

5.8.1 Evaluation of Historic Resources

All structures within the Specific Plan area that are identified as "Contributing Historic Buildings" in Exhibit 1.4, *Contributing Historic Resources on National Register of Historic Places*, shall have a resource evaluation prior to being rehabilitated, relocated or demolished. These actions are subject to environmental review in accordance with the City's Local CEQA Guidelines (Appendix F~~7~~) and must be consistent with the Specific Plan regulations/guidelines and the Secretary of the Interior's Standards for Rehabilitation (included in Appendix J). Documentation of significant alteration,

relocation and demolition of said structures shall be required in accordance with the Historic American Building Survey/Historic American Engineering Record (HABS/HAER) documentation requirements, as discussed in Chapter 7.0, *Implementation*, of this Specific Plan.

~~5.8.2 Adaptive Reuse~~

~~The term “adaptive reuse” applies to historic buildings which were originally designed for a specific use and which are being converted (or adapted) for a new use. Adaptive~~

5.8.2 Rehabilitation of Institutional Historic Resources

The Secretary of the Interior’s Standards for the Treatment of Historic Property defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Rehabilitation of a historic resource to allow for adaptive reuse presents a number of special problems because the needs of the new use (such as increased parking, air conditioning, increased exiting, handicapped access, added floor area, etc.) are often substantially different than the old use and yet must be accommodated within the same building and site. The overriding principle of design for rehabilitation and adaptive reuse of a historic building is to be consistent with the significant historical design of the building, wherever that design can be determined. Where historic records are not available, the building design should follow the designs typical of that era and architectural style, particularly following any buildings in the immediate surrounding area, which were built in the same era and style.

- ~~1. Maintain the Primary and Significant Facades: To the extent feasible, air conditioning units, mechanical equipment, stairways, new exits, additional windows or other such elements shall be added to the least visible portions of the building (generally the rear). The primary facade(s) shall not be modified.~~
- ~~2. Design Reversible Change: Preserve the significant historic features of the building by designing changes which can be reversed if the building were restored in the future (i.e., adding a skylight).~~
- ~~3. Preserve the Historic Character: Any new additions or changes to the original structure shall preserve the historic character of the original by maintaining the overall shape, materials, colors, setting, side yard setback pattern, building height, craftsmanship and window arrangement. Adding additional stories to an existing building is not acceptable for smaller structures. Design of a separate, new addition should reflect the significant architectural elements of the original building, including proportions and materials. The new addition may be detached from the original with pedestrian connectors, where needed. Additions shall be compatible in height and massing so as not to dominate the principal historic resource on the site.~~
- ~~4. Distinguish Between Old and New: Where new additions are proposed, a line of demarcation or offset is required to differentiate between the original structure and the new addition. While new additions or alterations should be compatible in design, they shall not exactly replicate the~~

historic design. An exception is that very minor modifications may replicate the building's style if it is designed to be consistent with other buildings of that style.

- ~~5. Consider Allowances: In some cases of extreme hardship, the City may consider adjustments to zoning requirements in order to preserve an important historic resource and provide a renewed economic vitality through adaptive reuse, such as encroachments into side or rear yards. In addition, the City of Orange recognizes the State Historical Building Code (Title 24, Building Standards, Part 8) which allows alternative solutions to the Uniform Building Code (UBC), at the discretion of the Building Official. Often historic materials not recognized by the UBC can be allowed, or existing existing can be retained by implementing the provisions of the State Historical Building Code. The use of alternative materials is additionally referenced in Appendix F, City of Orange Local CEQA Guidelines.~~

~~5.8.3~~ **Mass, Height and Scale**

~~Be consistent with the~~ significant architectural style ~~of the building.~~ The “significant architectural style” of the building is ~~that~~the style which existed when the building gained historical importance. Most of the time, the “significant style” is the *original* style when the building was first built. Occasionally, a building gains historic importance after additions are made - then the additions are part of the significant architectural style. Research may be needed to determine which of the styles were significant for the subject building. If the “significant style” has been changed by non-historic alterations and research cannot determine the building’s earlier appearance, then the rehabilitation should be consistent with the design of other buildings in the area which are approximately the same age and architectural style as the subject building was before the non-historic alterations. The resultant design for the subject building should be consistent with its significant ~~architectural~~architectural style and not a compromise between, or an amalgam of, various adjacent styles (see criteria in Section 5.2, *Context Planning*).

~~1.~~ _____

Rehabilitation treatments of the institutional historic resources located in the Specific Plan area shall follow the guidance below:

- ~~1. Use Similar Massing: The massing shall remain consistent with relevant buildings within the Specific Plan area. Where the massing within the Specific Plan area emphasizes a simple block form, variations to this form are encouraged to break up large solid wall surfaces. Radically different massing, such as A-frames, is discouraged.~~ **Identify, Retain and Preserve the Historic Features**
- ~~2. Retain Scale of Components: The scale of proposed buildings and building components shall remain consistent with the applicable buildings in the Specific Plan area. Building components such as windows and doors shall be considered in respect to each other, the entire new façade, and the scale of these elements found in appropriate buildings within the Specific Plan area.~~

- ~~3. Maintain Similar Proportions: The proportion of the major elements of a building, including windows, doors and storefront design, where appropriate, shall be complementary to the proportion found between similar elements in suitable buildings in the immediate surrounding area.~~

5.8.4 Building Design

- ~~1. Respect the Original Design:~~**Materials:** Building design represents the design philosophy and technology of a specific time. ~~Rehabilitating a historic building shall not strive to create a preconceived concept of a~~ “The first step in the rehabilitation of a historic building,” ~~but should reuse the existing.~~ is to identify the character-defining features that are important in defining the building’s historic character and must be retained to preserve that character. Conduct an inventory of the building’s character-defining features and materials, which may include the facades, roofs, windows, entrances, structural systems, mechanical systems, interior spaces/features/finishes, and design.
- ~~2. Retain building site features (walls/fences, circulation system, vegetation, furnishing and Restore Original Elements: Original elements of design shall be maintained~~fixtures, decorative elements, etc.). The historic features and materials shall be retained and preserved to the greatest extent feasible
~~2. , where necessary due to damage or deterioration, be recreated.~~**Protect and Maintain Historic Features and Materials:** Protect and maintain the historic features and materials to ensure that they are intact and function properly, and that the property is protected before and during rehabilitation work. In the event that signs or previous renovations have covered these elementsthe historic features or materials, they shall be uncovered. ~~The elements of design include such items as original wooden double hung or casement windows; decorative railings, moldings or trims; and terra cotta panels. Distinctive stylistic features shall be retained, uncovered, and restored~~ or rehabilitated as needed.
- ~~3. Replace Lost~~**3. Repair Historic Features and Materials:** Damaged ~~architectural or deteriorated historic~~ features and materials shall be repaired rather than replaced, when-ever possible. The repair of historic features and materials be-gins with the concept of minimally affecting the re-maining original historic materials.
 - ~~a) Patching~~features and materials. Repair the damaged or deteriorated features and materials by patching, piecing-in-and, splicing should be performed when possible rather than replace-ment.
 - ~~b) If consolidating or otherwise reinforcing the features and materials using recognized preservation methods. Repair may include the limited replacement is necessary, the new material should match the material being replaced in terms of design, color, texture and other impor-tant design features.~~
 - ~~e) Replacement of historic elements should be made with the original material whenever possible. When necessary, substitution may be made in form, design and material when the in kind or with a compatible substitute material.~~

4. **Replace Deteriorated Historic Features and Materials:** If repairing is not feasible and replacement is necessary, replace the feature or material in kind or with a substitute feature or material that is compatible in form, design, color, and conveys the visual appearance of the original feature or material.

~~d) —~~

5. **Replace Missing Historic Features:** When an entire historic feature is missing, it should be replaced by first researching historic or pictorial documentation (available at the planning department, library or by contacting the Orange Community Historical Society), and then accurately reproducing the feature based on adequate documentary and physical evidence. If accurate data is not available, ~~a new~~ design a new feature that is compatible with the size, scale, and material of the remaining features of the building ~~may.~~ For buildings that have been altered overtime as a part of a natural evolution of the history of the area, and where those changes have a significance that should be used—retained, reestablishing historic features generally should not be undertaken if the missing feature did not coexist with the features currently on the building, as doing so would result in a false sense of the building's history.

~~4. **Accept Evolution:** Buildings that have been altered as a part of a natural evolution are evidence of the history of an area, and often these changes have a significance that should be retained. Since these buildings have attained historical importance with their altered facades, it is not a requirement of these standards to recreate the original facade.~~

56. **Minimize Alterations:** ~~Alterations or additions~~ Exterior and interior alterations to a historically significant building may be necessary to ~~insure~~ensure its continued use. These changes should not radically alter, obscure or destroy historically significant features, materials, forms ~~or~~ finishes. ~~Facade changes or spaces. Any changes to the original structure shall preserve the historic character of the original by maintaining the overall shape, materials, colors, setting, front and side yard setback pattern, building height, craftsmanship and window arrangement.~~ Alterations should be considered only after closely evaluating alternate means of achieving the same end. For example, skylights can be used to allow natural light rather than cutting in new windows, which would disrupt the facade, or interior seismic bracing can be used rather than exposed exterior bracing which would obscure the facade.

7. **Limit the Disruption of Additions:** New additions should be considered only after it is determined that the specific needs of a new use cannot be met by altering non-character-defining spaces or features of the historic building. New additions should be designed and constructed so that the character-defining features of the historic building, its site and setting are not negatively impacted. Generally, new additions should be subordinate to the historic building. Where new additions are proposed, a line of demarcation or offset is required to differentiate between the original structure and the new addition. An addition should be compatible with historic materials, features, massing and scale, but should not replicate the exact appearance of the historic building and should be differentiated enough so that it is not confused as historic or original to the building. An exception is that very minor additions may replicate the building's

style if it is designed to be consistent with other buildings of that style. The design of a separate, new addition should recall the significant architectural elements of the original building on the same site, including massing, proportions, features and materials. The new addition may be detached from the original with pedestrian connectors, where needed. New mechanical systems, if required, shall be installed and located in a manner that will have a minimal impact on the building's historic character and setting. Additions should be undertaken in a manner that, if the addition is removed in the future, the essential form and integrity of the historic building and its environment would not be impaired.

8. **Code-Required Work for Accessibility and Life Safety:** Any work that needs to be done to meet accessibility and life safety code requirements must be considered early in the planning process for rehabilitation of a historic building. Implement the most sensitive solutions to comply accessibility and life safety code requirements in a historic building, its site and setting in such a manner that the building's character-defining features, spaces and finishes, as well as significant features of the site and setting, are preserved or impacted as little as possible.

9. **Consider Allowances:** In some cases of extreme hardship, the City may consider adjustments to zoning requirements in order to preserve an important historic resource and provide a renewed economic vitality through rehabilitation and adaptive reuse, such as encroachments into side or rear yards. In addition, the City of Orange has adopted the California Historical Building Code (California Code of Regulations, Title 24, Part 8), which supplants the Uniform Building Code (UBC) and allows alternative solutions that are reasonably equivalent to the regular code requirements for repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use or continued use of qualified historical building, at the discretion of the Building Official. Often historic materials not recognized by the UBC can be allowed, or existing exiting can be retained by implementing the provisions of the California Historical Building Code.

5.8.3 Guidelines for Treatment of Historic Building Features and Materials

The following guidelines address the treatment of specific elements and features of institutional historic buildings within the Specific Plan area:

1. **Roofs:** The roof is a key character-defining feature for most historic buildings. Roof pitch, materials, orientation, eave depth and configuration are distinct features that contribute to the integrity of the roof on a historic building. Care should be taken to ensure that the historic character of the roof is retained.

a) Roof forms associated with the institutional historic buildings in the Specific Plan area include hip, gable, sawtooth, arched and flat roofs. These roof forms are typical of the architectural styles (i.e. neoclassical style and industrial vernacular architecture) and periods of the historic buildings, and their slope and pitch shall be preserved.

~~b) 6. Limit the Disruption of Additions: An addition should complement and not overshadow the original design in mass and scale, but should not try to replicate the exact historic appearance. Additions should be connected to historical buildings so that the addition may later be removed without destroying any original material.~~

~~7. Cleaning Facades: The cleaning of historic facades should always be approached by employing the gentlest methods possible first, and then increasing the severity of treatment as necessary. Brick masonry and terra cotta should never be sandblasted to clean or remove paint. Many times simple water, mild detergent and bristle brushes will provide adequate cleaning of these materials. If these methods are inadequate, pressurized steam and, if necessary, a mild solution of muriatic acid with the steam cleaning may be used. Often during the course of cleaning historic buildings, it is necessary to re-point the mortar to remove deteriorated material or replace missing material. Care should be taken to match the existing strength, color and appearance of the original mortar. Wood should never be sandblasted, because the texture created will be inconsistent with the original appearance of the material. Paint can be removed from wood by sanding, scraping, chemical solutions or with a heat gun. Metals on historic buildings should be carefully cleaned using gentle methods if possible, but hard metals may be lightly sandblasted if necessary to remove accumulated paint.~~

~~Historic roofing materials shall be preserved and repaired where necessary. If repairing is not feasible, the replacement roofing materials shall match or be substantially similar in scale, texture and color to the materials used historically.~~

~~Acceptable roof materials (where visible) include:~~

- ~~1) Concrete or clay tiles~~
- ~~2) Slate or slate appearing substitutes~~
- ~~3) Metal roofs, where appropriate~~
- ~~4) Built up and single-ply roofs~~

~~Roof materials to be avoided include:~~

- ~~1) Crushed stone~~
- ~~2) Plastic~~

~~2.~~

~~8. Match Original Windows: The original historical window type, style and material should be retained in rehabilitation. Glazing and Doors: Windows and doors are essential components that contribute to the character of a historic building. The placement, grouping, size, materials and design of windows and doors are important parts of the building's architectural style and integral to the building's character.~~

~~a) In general, windows and doors of a historic building should not incorporate mirror reflective glass or dark tinted glass. be retained. The proportion, size and location of existing window openings on highly visible elevations should be respected and maintained wherever possible. The rhythm of solid-to-void of the existing historic building should be maintained, and the~~

total percent-age of facade glazing in proportion to solid wall mass should not be significantly altered. Adding new openings on rear or other secondary, less visible elevations may be considered if required by the new use. The new openings must be compatible with the overall design of the building and shall not damage or destroy significant historic features.

5.8.5 Building Materials and Colors

Buildingb) Damaged or deteriorated historic windows and doors should be repaired.

Replacement is only appropriate where repairing is not feasible. The replacement must match the original window or door in size, material and detail. If replacing with an in-kind material is not possible, a substitute material that is compatible in form, design, color and texture and conveys the visual appearance of the original material may be used.

c) Restoring the original windows and doors that have been removed or altered is strongly encouraged.

d) Historic single-glazed sash may be modified to accommodate insulated glass if it would not damage the existing sash or significantly alter its appearance. Replace all components of the glazing system if they have failed due to faulty design or deteriorated materials ~~to be used~~ with new materials that will improve the window performance without significantly altering the historic appearance.

e) All sashes shall be wood or steel and consistent with the historic period.

f) Use low-e glass with the least visible tint in new or replacement windows. Glazing should not incorporate mirror reflective glass or dark tinted glass.

g) Typically, doors shall be constructed of wood, steel simulating wood, or steel. Roll-up doors shall be permitted in instances where roll-up doors are warranted, such as at loading docks or where large doors are required to accommodate access by equipment and vehicles.

3. **Materials:** Preserve and maintain historic materials that are in good condition. Building materials on historic buildings shall be consistent with the materials ~~used on~~traditionally associated with the significant architectural style. Where new ~~infill or new~~ additions to a historic ~~buildings~~building occur, the materials used shall be compatible with ~~surrounding~~the historic ~~buildings in~~building on the ~~Specific Plans~~site, but should not ~~be used to~~ replicate the appearance of ~~a~~the historic building.

A. Materials

~~1.a)~~ In general, the ~~only~~ permitted facade materials are brick, wood siding, cut stone, **glass**, **metal** and stucco. All four sides shall use the same material. However, where ~~the~~ architectural ~~styles used~~style of a historic building involved the use of a mixture of materials ~~it~~, a mix of materials appropriate to the style and compatible with the historic building's

character will be permitted. All facade treatments and materials must be typical of the style and period of the main building, and the level of detailing shall be the same for all facades.

~~2-b)~~ The texture of materials for new facades/additions shall be compatible with the ~~relevant~~ materials of the historic buildings within the campus. Materials with substantially different surface texture or pattern from the existing historic building materials are inappropriate.

~~3-c)~~ All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation.

~~4-d)~~ Existing wood facades must be preserved. Wood shingles are not permitted on new buildings. ~~For historic structures undergoing repair, up to 25% of the existing shingles may be replaced with wood shingles. Structures requiring more than 25% of the existing shingle to be replaced shall be re-shingled with non-flammable shingles approved by the City of Orange Fire Department.~~

~~5-e)~~ Material substitutes will be considered during project review (fiber-glass columns, tin cornices, etc.); however, traditional detailing and intent shall be maintained (see Appendix F, City of Orange Local CEQA Guidelines, for use of in-kind and alternative materials). Any improvements, restoration or new construction shall duplicate the original details and materials as accurately as possible. The City's Planning Department maintains a listing of sources for salvaged, reproduction and alternate materials.

~~6. Exposed roof coverings may be wood shingles, slate shingles, clay tiles eaves, concrete tiles and pans or composition shingles.~~

~~7-f)~~ Marquees, canopies, awnings and material substitutes ~~will be~~ are permitted, provided that traditional detailing, textures finishes, and intent are maintained.

~~8. All sashes shall be wood or steel and consistent with the historic period.~~

~~9-g)~~ Exposed rough or re-sawn siding and trim shall not be permitted.

~~10. Typically, doors shall be constructed of wood, steel-simulating wood, or steel. Roll-up doors shall be permitted in instances where roll-up doors are warranted such as at loading docks or where large doors are required to accommodate access by equipment and vehicles.~~

~~11. Security bars shall not be mounted on the exterior of the building.~~

~~12-h)~~ See Appendix I, *Material Substitution*, and Appendix F, *City of Orange Local CEQA Guidelines*, for policy on the use of alternate materials.

~~i) 13. —~~Acceptable ~~Building Wall Materials~~building wall materials include:

- ~~a1) Clear ~~or tinted~~ glass-~~
- ~~b2) Concrete or plaster (lightly troweled or sand finished is allowed)-~~
- ~~e3) Cast iron and metal-~~
- ~~d4) New or used face-brick (has a fired face), terra-cotta or stone-~~
- ~~e5) Corrugated metal-~~
- ~~f6) Painted wood panels, where appropriate-~~
- ~~g7) Ceramic tile-~~

~~14. j) Building ~~Wall Materials~~wall materials to be ~~Avoided~~avoided include:~~

- ~~a1) Highly reflective glass-~~
- ~~b2) Heavily textured stucco-~~
- ~~e3) Rough sawn or “natural” wood-~~
- ~~d4) Used brick with no fired face (salvaged from interior or party walls)-~~

~~B. —~~ **Colors**

~~1.4. **Colors:** Historic buildings should be painted in colors appropriate to the architectural style of the building and comple-mentary to the colors used on other buildings within the immediate area.~~

~~a) All structures shall have a dominant color. The colors of a structure must be compatible with each other.~~

~~2-b) Fluorescent and metallic colors are not permitted on the exterior of any structure.~~

~~3-c) The use and color of stain shall be typical of the architectural style and period of the structure.~~

~~4-d) Brick surfaces not previously painted shall not be painted unless it has been determined through City review that painting is absolutely necessary to restore or preserve the brick, or when adding to or renovating the existing structure, a replacement brick of similar color and texture is not obtainable.~~

~~5. **Use Historic Colors:** Historic buildings should be painted in colors appropriate to the architectural style of the building and comple-mentary to the colors used on any building within the immediate area.~~

~~5.8.6~~ **Roofs**

~~1. —Slope and Pitch: The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in this district: Victorian, Hip Cottage, California Bungalow, Craftsman Bungalow. Flat roofs are permitted on Mediterranean, Revival, Prairie School, covered porches or porte cocheres, and institutional buildings. Secondary roof height and forms for porches or dormers shall also be compatible in~~

~~style and placement. Generally, the roof height and form must be considered in the context of the existing roof forms on adjacent buildings.—~~

~~2. Materials: A listing of alternate materials is provided in Appendix I, Material Substitution, of this Specific Plan.~~

~~3. Acceptable Roof Materials (where visible):~~

~~a) Concrete or clay tiles.~~

~~b) Class “A” composition shingles (for those buildings originally designed for residential use).~~

~~c) Slate or slate appearing substitutes.~~

~~d) Metal roofs where appropriate.~~

~~e) Built up and single ply roofs~~

~~4. Roof Materials to be Avoided:~~

~~a) Crushed stone.~~

~~b) Plastic.~~

~~5.8.7 Front Entrances and Porches~~

~~1. **Detailing:** Railings, moldings, tile work, carvings and other detailing and architectural decorations on front entrances and porches must be typical of that are significant to the style and period of the main historic building— should be maintained and repaired to enhance their original character to the greatest extent feasible.~~

5.9 SUSTAINABILITY

Chapman University is committed to a campus culture that promotes a sustainable future. This commitment is instrumental to Chapman’s mission to educate ethical and informed global citizens. As such, it calls upon all constituencies of the University to carefully evaluate short- and long-term social, economic, and environmental impacts of decisions before acting. The University demonstrates this commitment through sustainable practices in strategic planning and ongoing operations, as well as sustainability-focused educational programs, research, and community engagement.

6 DEVELOPMENT REGULATIONS

6.1 PURPOSE AND INTENT

These [development](#) regulations are the primary means for implementing the Chapman University Specific Plan in such a way as to protect and enhance both the campus and the surrounding properties. Combined with the Design Guidelines in Chapter 5.0 of this Specific Plan, the [development](#) regulations provide explicit directions for campus improvement projects where appropriate, and conceptual direction where a certain degree of flexibility may be exercised so that the intent of the Specific Plan will be assured, even with development projects that are not yet designed.

The Specific Plan's development regulations and design guidelines shall supersede those of the City of Orange Zoning Code, except in those instances where the Specific Plan remains silent or unclear. In instances where the Specific Plan development regulations do not address specific issues or other relevant considerations, the City's Zoning Code shall apply. Where the Specific Plan's provisions differ from those of the Zoning Code, ~~the~~ Specific Plan shall take precedence.

Since the University may amend the Specific Plan in the future to add potential acquisition areas over a long period of time, these regulations pay particular attention to guidance for incremental development.

Principal uses to be accommodated in the Specific Plan area include University and support uses as listed in Section 6.4, *Campus Development Standards*.

6.2 PLANNING AREA DESIGNATIONS

Exhibit 6.1, *Planning Area Designations*, indicates the planning areas within the Chapman University Specific Plan. Each area has a basic function to perform in carrying out the purposes of the University. The land use regulations are tailored to each planning area. The planning areas are:

Academic 1 (A-1) - This area is the focal point of the University where most of the learning activities occur. It contains most of the classrooms, athletic facilities and administrative facilities, the [Musco Center](#) for the Arts, Argyros Forum, libraries, as well as the indoor assembly spaces for both university and community use. It occupies the portion of the campus south of Walnut Avenue, north of Palm Avenue and east of [Lemon N. Glassell Street and west of N. Center Street](#).

Academic 2 (A-2) - This area allows for development of a broader range of University uses, including academic and administration facilities, film production facilities and associated uses, cultural facilities, medical and health-related facilities, ancillary retail/entertainment uses, parking, food services and residential uses. It occupies the portion of the Specific Plan area located within a predominantly industrial area near the railroad tracks, [generally west of N.](#)

~~Glassell Street and east of Parker Street~~, as shown on Exhibit 6.1, *Planning Area Designations*. Mixed use development, retail, office, and educational uses are promoted in proximity to the Orange ~~County Transit Authority (OCTA) transportation center~~[Transportation Center](#) located at Atchison Street and Maple Avenue. Additionally, the parcels along the west side of Glassell Street and east side of ~~Center~~[Olive](#) Street between Walnut and Sycamore Avenues are also part of the A-2 Planning Area.

Residential (B) - This northerly portion of the campus, north of Walnut Avenue, is devoted primarily to the facilities necessary to accommodate campus housing and parking, as well as minor recreational and food service functions.

~~Urban Mixed Use (UMU) - The UMU area in the Chapman University Specific Plan is intended to provide urban, high intensity, regionally oriented activity centers. This zoning district provides for integrated commercial retail, professional office, residential, and public institutional uses. Commercial retail uses are permitted on the ground floor. Residential development and student housing uses are allowed, either as part of a mixed use project or as freestanding uses. Convenient transit access, innovative housing options, and pedestrian oriented design are key considerations. A density range of 30-60 DU/AC is targeted in the zoning district. The Intensity range is 1.5-3.0 FAR.~~

6.3 SPECIFIC PLAN AREA PROVISIONS

6.3.1 General Provisions

1. **Code Compliance:** All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, grading and excavation codes and the subdivision codes, as currently adopted by the City of Orange.
2. **Setbacks:** The setback requirements are specified in Section 6.4.1.D, *Setbacks*. All setbacks shall be determined as the perpendicular distance from the property line.
3. **Violations:** Any person, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations may be subject to the City of Orange Zoning Code section pertaining to zoning misdemeanors.
4. **Solar Panels:** Solar panels shall be exempted from all height and screening standards as set forth in this Specific Plan; [provided that solar panels proposed for installation on historic buildings must go through review by the Design Review Committee.](#)

6.3.2 Nonconforming Uses and Structures

1. **Nonconforming Uses of Land:** Where, at the time of passage of this Specific Plan, lawful use of University-owned land exists which would not be permitted by the regulations imposed by this Specific Plan, such use shall be deemed a nonconforming use and may be continued so long as it remains otherwise lawful, provided:
 - a. No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.
 - b. No nonconforming use shall be moved to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

- c. If any nonconforming use ceases for any reason for a period of more than 180 days, any subsequent use shall conform to the regulations specified by this Specific Plan; and
- d. No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with any nonconforming use of land.

2. **Nonconforming Structures:** Where a lawful structure exists at the effective date of adoption of this Specific Plan that could not be built under the terms of these regulations [contained in this Specific Plan](#) by reason of restrictions on area, height, setbacks, lot location, or other requirements concerning the structure, it shall be deemed a nonconforming structure and may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No nonconforming structure may be enlarged or altered in any way which increases its nonconformity, but any structure may be altered if such does not affect its nonconformity or decreases it;
- b. Should a nonconforming structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at a time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan; and
- c. Should any nonconforming structure be moved, it shall thereafter conform to the regulations specified by this Specific Plan to the extent feasible.

6.3.3 General Use Standards

1. **Special Uses:** The following special uses may be permitted in accordance with the provisions set forth below:

- a. Modular units for classrooms, laboratories, and offices: Modular units or mobile homes may be used for temporary classrooms, laboratories and offices, provided:
 - i) Each unit may be used for a maximum of three years. After such date, it will be subject to review by the Community Development Director to determine if a longer time frame is needed.
 - ii) A foundation landscape treatment is provided on all sides of the unit that face the community ~~provided that the units are located within 50' of a public street. Such plant material.~~ [Plant materials such](#) as hedges, shrubs, [and](#) ground covers will be provided by the University.
 - iii) ~~They are~~ [Modular units shall](#) not to be used as residences, except as caretaker residences provided as an accessory use.
 - iv) The maximum density of modular units will be:
 - ■ Six units in the Academic 1 [Zoneplanning area](#);
 - ■ ~~Six~~ [Twelve](#) units in the Academic 2 [Zoneplanning area](#); and
 - ■ Three units in the Residential [Zoneplanning area](#).
 - v) Review and approval by the Community Development Director as required in Section 7.3, *Site Plan Review*.
- b. Tents, trailers, and other similar uses shall be allowed during construction of new facilities, provided that:

- i) Each tent, trailer or other similar use may be erected for a maximum of three years. After such date, it will be subject to annual review by the Community Development Director to determine if additional time extensions are needed. Up to three one-year time extensions may be granted (six years total maximum), upon written request describing the extenuating circumstances. Such time extensions shall not require public notice.
- ii) Review and approval by the Community Development Director as required in Section 7.3, *Site Plan Review*.

~~e. Carnivals, exhibitions, fairs, pageants, religious observances, as well as routine events, such as "All Faiths Day," American Celebration, fundraisers, alumni events, graduations, and public health/service events. These uses will be permitted on campus on a temporary basis, provided that:~~
c. Temporary parking lots shall be allowed

~~i) Each event does not exceed six weekends or seven consecutive days during any 12 month period. At least five days prior to such an event, City Code Enforcement staff and Police Department will be notified in writing as to the type and duration of the event.~~

~~ii) Where a longer time period is desired for outdoor use a temporary use permit shall be sought and approved from the City of Orange Community Development Director.~~

~~d. Parking lots~~ in accordance with the City of Orange temporary parking lot policy as follows:

i) A temporary parking lot, for the purposes of this policy, shall mean any area other than a street, alley, or other public property which is intended for the parking needs of private enterprises or made available for use by the transient public for the parking of vehicles on an overflow basis until permanent parking facilities are made available.

ii) The Staff Streamlined, Multi-disciplined, Accelerated Review Committee (SRC Team (SMART)), in reviewing requests for temporary parking lots, shall limit its approval to ~~two~~three years. An extension of up to one additional year may be allowed for completion of permanent facilities that are under active construction. A decision by ~~the SRC SMART~~ to deny a request for a temporary lot or an extension may be appealed to the Planning Commission. All acts and determinations of the Planning Commission are directly reviewable by the City Council in accordance with 17.92.110 of the Orange Municipal Code.

iii) Request for temporary parking lots shall be submitted ~~as a site plan to the Staff~~as a site plan to the Staff for Minor Site Plan Review Committee by SMART. Said request shall be accompanied by a fully-dimensioned, scaled plot plan for the entire property, showing all existing structures and uses and the proposed location of the proposed parking lot.

iv) Development Standards:

aa) Landscaping

A landscaped street setback shall be installed and maintained for the duration of the temporary parking lot use. The depth of said landscaped setback shall be consistent with that prescribed by the underlying zone.

A reduction of setback may be considered when the adjacent parcels and the parcels across the street from the temporary lot are under common ownership with the subject parking lot.

Landscaping shall include turf or other suitable ground cover, and a minimum of one 15-gallon tree for each 45 feet of street frontage.

bb) Pavement Section and Grading Plan

The paving section and grading plan requirements shall be determined by the City Engineer, and shall be based on the anticipated length of time the lot will be needed, the existing soil conditions and the anticipated daily traffic that lot will receive.

cc) Lighting

Lighting shall be provided for parking lots utilized after dark to a minimum level of one-foot candle maintained throughout the lot. Said lighting shall operate from dusk to one hour past the close of business for which the lot provides parking. Parking lot lighting shall be directed so as not to shine on neighboring residential properties. The use of temporary light standards is acceptable.

dd) Fencing

No parking lot fencing is specified. However, consideration shall be made for common property lines with residentially-zoned parcels as specified in Section 17.74.020 of the Orange Municipal Code.

ee) Communication and broadcast facilities

and equipment, including but not limited to radio, television, microwave, satellite stations, antennas, satellite dishes, fiber optics and related facilities. All such uses shall comply with regulations outlined in Section 17.12.020 of Title 17 of the Orange Municipal Code. Wireless communication towers shall be stealth to the extent feasible.

ff) Sculptures, murals and other forms of

outdoor art, subject to Design Review as stated in Section 5.5.8, *Art-in-Public-Places*, of this Specific Plan.

2. Temporary Uses: The following temporary uses may be permitted in accordance with the provisions set forth below:

- a. Entertainment shows and outdoor entertainment, including but not limited to music; concerts; plays; live, automated, computerized, motion picture and amplified and non-amplified entertainment. All such uses shall not be permitted within 300 feet of privately-owned residential property. Entertainment must be limited to between the hours of 9 a.m. to 10 p.m. Uses that comply with these standards shall not require a Temporary Use Permit.

The following procedures shall be followed for notification of those neighbors who may be affected by the University's outdoor events:

- i) Whenever an outdoor event that involves fireworks (~~e.g., July 4th/3rd of July celebration, etc.~~) is planned at the University, the sponsoring department shall develop and distribute a notification letter to neighbors in the surrounding community. This notification shall be distributed at least three (3) working days prior to the event.
- ii) Whenever an outdoor event will cause excessive congestion in the surrounding community, the University Public Safety Department shall petition the ~~Orange~~ City Council to lift the "City of Orange Permit Parking Area "A" ~~parking~~ restrictions and shall post notification of this occurrence on the surrounding streets.

- iii) In the notification letters to the neighbors, the University shall invite the neighbors to the special event.
- iv) The notification shall include the telephone number of the University Public Safety Department in case a neighbor has concerns or problems generated by the special event. All complaints shall be followed up by the UniversityCommunity Relations Department to insureensure that similar problems do not reoccur.
- v) In addition to all the above, the University will publish a “Neighbor to Neighbor” newsletter and/or use social media that will alert the surrounding community of upcoming events.
- vi) Whenever community problems associated with the University’s outdoor events present themselves, the University shall conduct a “Neighbor to Neighbor” meeting or another viable option the appropriate action to afford the surrounding neighbors an opportunity to voice concerns and issues for resolution.

b. Carnivals, exhibitions, fairs, pageants and religious observances, as well as routine events such as “All Faiths Day,” “Chapman Celebrates,” fund-raising events, alumni events, graduations, public health/service events, parties and other similar special events (including catering services associated with these events), will be permitted on campus on a temporary basis, provided that:

- i) Each event does not exceed six weekends or seven consecutive days during any 12-month period. At least five days prior to such an event, City Code Enforcement staff and the Police Department will be notified in writing as to the type and duration of the event.
- ii) Where a longer time period is desired for outdoor use, a temporary use permit shall be processed and approved by the Community Development Director.

3. **Future Uses:** It is understood that the exact location, size and use of all Chapman University projects cannot be precisely identified at the time of adoption of the Specific Plan, and additional projects may be proposed that are not known presently. Internal modifications of University structures or campus areas may also be proposed. Therefore, future project applications shall be deemed to conform to the Specific Plan if the following findings can be made by the Director of Community Development:
 - a. The proposed project is compatible with other projects within the Specific Plan area;
 - b. The proposed project is compatible with the regulations and design criteria and guidelines of the Chapman University Specific Plan.
4. **Unlisted Uses:** Whenever a use has not specifically been listed as being a permitted use within the Specific Plan, it shall be the responsibility of the Director of Community Development to determine if the use is: 1) consistent with the intent of the Specific Plan; and 2) compatible with other permitted uses. The University may appeal that decision to the Planning Commission, and the determination of the Planning Commission may be appealed to the City Council.

6.3.4 Temporary Use Permits

1. **Purpose and Intent.** The City recognizes that certain types of land use, due to the nature of the use, require special individual review. The intent of this section is to accommodate reasonable requests for interim, temporary or seasonal uses within any zoning district, when such activities are desirable for the community in the short term but would have detrimental effects if allowed to continue on a permanent basis. Temporary uses allowed under this section shall be sensitive to the health, safety and general welfare of persons residing and

working in the community and shall be conducted so as not to cause any long-term detrimental effects on surrounding properties and the community. This section does not supersede existing regulations pertaining to specific temporary uses included in other code sections. The issuance of a temporary use permit does not confer any land use entitlement or property right to the holder of the permit. This permit is revocable with or without cause upon thirty (30) days written notice to the permit holder, unless violations of public health, safety or welfare are occurring, in which case the permit will be immediately revocable.

2. **Initiation and Application.** Application for temporary use permits shall be filed on forms furnished by the Community Development Department at least thirty (30) days prior to initiation of the use. Applications for temporary uses shall contain the following information:
 - a. The name and address of the sponsoring business or organization;
 - b. The proposed location of the temporary use;
 - c. The name and address of the party responsible for the temporary use;
 - d. A list of communities in California where the temporary use has been previously conducted by the party responsible for the temporary use, ~~if applicable~~;
 - e. The number of persons who will be engaged in conducting the temporary use, if applicable;
 - f. A plot plan showing the entire property in addition to that portion of the property to be used to conduct the temporary use, including an exact description and plot plan describing the total extent of any off-street parking area which would be occupied for the purpose of conducting the temporary use;
 - g. A completed property owner affidavit; and
 - h. Such other information as shall be required by the Community Development Director.
3. **Annual, Seasonal or Recurring Temporary Uses**, located within any ~~zoning district~~planning area in the ~~City~~Specific Plan boundary shall include:
 - a. Temporary ~~holiday storage containers/trailers and~~ outdoor storage containers/trailers ancillary to an existing permitted use; and
 - b. Other annual, seasonal or recurring temporary uses of a similar nature as determined by the Community Development Director.
 - c. Duration. Annual, seasonal or recurring temporary uses may be allowed for a maximum time period of six months.
 - d. Procedure. ~~The Staff Review Committee (SRC)~~SMART shall serve as the initial reviewing body for recurring temporary uses. Once an application for a temporary use permit has been deemed complete, the ~~SRCS~~SMART shall consider and make a recommendation to approve, approve with conditions or deny the permit. The recommendation shall be forwarded to the Community Development Director or his or her designee (director). The director, in reviewing a temporary use permit application shall review the recommendations of ~~the SRC~~SMART and shall act to approve, approve with conditions or deny the application. The director's action shall be deemed final.

4. **Conditions of Approval.** In granting any temporary use permit, the reviewing authority may prescribe appropriate conditions and safeguards in conformity with this section. Violation of such conditions and safeguards, when made a part of the terms under which the temporary use permit is granted, shall be deemed a violation of this Specific Plan. The reviewing authority may prescribe a time limit within which the action for which the temporary use permit shall be started, completed, or both. Conditions of approval may include, but are not limited, to:
 - a. Regulations of hours and days;
 - b. Requirements of bonds or other guarantees for cleanup or removal of structures or equipment;
 - c. Return of temporary use site to its original state within a specified period of time;
 - d. Regulation of permit duration;
 - e. Regulation of signs and advertising;
 - f. Regulation of lighting;
 - g. Regulation of public-address or sound system;
 - h. Regulation of gas, smoke, noise, fumes, vibrations or other nuisances;
 - i. Regulation of design features including, but not limited to, size, colors, material, architectural details and landscaping;
 - j. Referral to the Design Review Committee; and
 - k. Such other conditions as are deemed necessary to protect the health, safety and welfare of the community and to assure compliance with the intent and purpose of this section.

5. **Criteria for Review.** The reviewing authority shall consider the following criteria in granting a temporary use permit:
 - a. That the temporary use permit is compatible with the various provisions of this chapter;
 - b. That the temporary use is a reasonable use of land compatible with the General Plan land use designation and zoning classification;
 - c. That the temporary use will not impede the reasonable use of land, or the orderly development of land in the immediate vicinity;
 - d. The temporary use will not adversely affect the adjacent uses, buildings or other structures;
 - e. That the temporary use will not endanger the public health, safety or general welfare;
 - g. Provisions for adequate traffic access/circulation, off-street parking and pedestrian safety have been provided and will be maintained during the operation of the use or activity; and

- h. That the granting of the temporary use permit is made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.
6. **Revocation.** This permit may be revoked by the City for any reason in the sole and absolute discretion of the Community Development Director, or his or her designee, upon thirty (30) days written notice, or immediately in the event that the permittee, as determined by the Community Development Director, or his or her designee, is in violation of any law or activity that endangers the public health, safety, or general welfare.
 7. **Expiration.** Permits for nonrecurring temporary uses shall not exceed a one--year time period. Any nonrecurring temporary use exceeding one year must reapply. In no case shall any nonrecurring temporary use be allowed for more than two years. Annual, recurring temporary uses must be reapplied for each year.

6.3.5 Demolition Review

All projects involving demolition ~~and/or~~ relocation of any contributing historic resource listed in Exhibit 1.4, Contributing Resources on National Register of Historic Places, or any non-contributing structures within the A-1 and A-2 ~~zones~~ planning areas of the Specific Plan area, shall be subject to the Demolition Review process, as discussed in Section 7.4, Demolition Review, of this Specific Plan.

6.4 CAMPUS DEVELOPMENT STANDARDS

The following section identifies relevant site development standards particular to the Chapman University Specific Plan. Topics indicated in the City Zoning Ordinance are referenced. The standards specified will supersede the Zoning Ordinance. Unless otherwise noted by this Specific Plan, all definitions and regulations as prescribed in the City Zoning Ordinance shall govern. All land uses shall be implemented through Site Plan Review procedures as outlined in Section 7.3, *Site Plan Review*, of this Specific Plan.

The campus development standards will first relate those standards that apply University-wide to the entire Chapman University Specific Plan area. These standards will apply to ~~the all~~ planning areas in the Specific Plan. Each of the three planning areas (Academic 1, Academic 2, and Residential) will also indicate the unique standards which will be required for their individual areas, in addition to the ~~university~~ University-wide standards.

~~Permitted Uses (Campus Wide)~~

~~a. Chapels and places of worship.~~

~~b. Child care facilities, provided it offers day care, non-medical care and supervision for children in a group setting.~~

~~e. Educational conferences.~~

~~d. Faculty or staff housing.~~

~~e. Food and beverage services.~~

~~f. Medical clinic, including laboratories in conjunction herewith, and health facilities/infirmarary (outpatient).~~

Permitted Uses (Campus Wide)

~~g. Library(s), reading room(s).~~

~~h. Open space.~~

~~i. Parking lots and structures, as provided in this Specific Plan.~~

~~j. Parks and playgrounds.~~

~~k. Scenic landscaping.~~

~~l. Signs, as provided in Orange Municipal Code, and Chapters 5.0, *Design Guidelines*, herein.~~

~~m. Storage and outdoor storage as a temporary use for the duration of construction. Other uses may have temporary storage if visually screened from surrounding properties.~~

~~n. Student convenience commercial facilities.~~

~~o. Teaching/instructional uses or other educational purposes.~~

~~p. Detention and retention basins, water quality basins, bioswales and similar uses.~~

6.4.1 Specific Plan Area-wide Standards

A. *Intent and Purpose*

The purpose of the Chapman University Specific Plan Zone (SP-PI) is to provide for the continued development, preservation and enhancement of the integrated academic, recreation ~~and~~ campus housing, and mixed-use development uses in attractive settings. This ~~zone~~Specific Plan is intended to protect and enhance surrounding property values through public and private commitments to quality education and campus development.

B. *Principal Structures and Uses*

The ~~following~~ structures and uses identified in Table 6.1 - Permitted Uses (Campus Wide) are permitted anywhere within the SP-PI zone on University-owned land. The ~~following~~ structures and uses listed in Table 6.1 are subject to Site Plan Review as required by Section 7.3, *Site Plan Review*, of this Specific Plan.

C. *Building Height*

Internal University building heights shall conform to a graduated height ceiling/roofline, with the tallest allowable building heights being setback/generally set back in the center of all University zones/the block or parcel.

MaximumGenerally, maximum heights are established at 62 feet within a limited area along Glassell Street ~~and interior to the campus core~~ and 55 feet for the remainder of the campus. Height requirements have been established at the property line for on each street, ~~with increases in~~. The height allowances/limit may increase at specified ratios of setback distance to height, as indicated ~~on~~ in Table 6.2 - Maximum Building Heights and Heights at Setbacks and Exhibit 6.2a-d, Building Height Contours and Setback Cross Sections Key Map.

Screened mechanical and electrical towers, chimneys, staircases, elevators, and other integral parts of the building or structure occupying no more than five percent (5%) of the roof area are permitted to exceed up to fifteen percent (15%) of the allowed maximum building height by right. Up to an additional five (5) feet in building height may be permitted [subject to Minor Site Plan Review by the Community Development Director](#) for architectural elements such as towers, cupolas, domes and special roof enhancements. [Minor Site Plan Review procedures are specified in Section 17.10.060 of the City's Municipal Code.](#)

For each proposed new structure that exceeds 32 feet in height, the University shall submit a solar shadow study at the time of Site Plan Review to be reviewed and approved by the Community Development Director. ~~Existing and adaptive re-use~~ structures and buildings, [and projects involving adaptive re-use](#), are exempt from this solar shadow study requirement. The solar shadow study shall include an analysis to determine if a significant shade and shadow impact would occur if shadow-sensitive uses are shaded by project structures for a duration of one hour or more between the hours of 9 a.m. and 4 p.m. [Shade-sensitive uses shall exclude properties owned by Chapman University.](#) Shadow-sensitive uses shall be considered to include off-site residential structures and rear yard patio areas, public parks and recreation areas, and public schools. The shadow impacts for purposes of this determination shall be plotted for winter solstice (December 22nd) and summer solstice (June 22nd) using a methodology acceptable to the City of Orange.

[Table 6.1 Permitted Used \(Campus Wide\)](#)

[a. Chapels and places of worship.](#)

[b. Child care facilities, provided it offers day care, non-medical care and supervision for children in a group setting.](#)

[c. Educational conferences.](#)

[d. Faculty or staff housing.](#)

[e. Food and beverage services.](#)

[f. Medical clinic, including laboratories in conjunction herewith, and health facilities/infirmery \(outpatient\).](#)

[g. Library\(s\), reading room\(s\).](#)

[h. Open space.](#)

[i. Parking lots and structures, as provided in this Specific Plan.](#)

[j. Parks and playgrounds.](#)

[k. Scenic landscaping.](#)

[l. Signs, as provided in Orange Municipal Code, and Chapters 5.0, *Design Guidelines*, herein.](#)

[m. Storage and outdoor storage as a temporary use for the duration of construction. Other uses may have temporary storage if visually screened from surrounding properties.](#)

[n. Student convenience commercial facilities.](#)

[o. Student housing including, but not limited to, dormitories and apartments.](#)

[p. Teaching/instructional uses or other educational purposes.](#)

[q. Water quality basins, detention and retention basins, bioswales and similar uses.](#)

Building setbacks adjacent to residential, commercial, industrial and public streets shall be as shown on Exhibits 6.3a-h, *Building Height Contours and Setback Cross Sections*.

Tale 6.2 Maximum Building Heights and Heights at Setbacks

Cross Section	Location	Height at Setbacks ^{***}	Maximum Height ^{**}
A	Adjacent to Single-Family Residential	30'	55'
B	Adjacent to Shaffer Street, Center Street, Grand Street, Walnut Avenue and Palm Avenue east of Glassell Street	40'	55'
C	Adjacent to Glassell Street north of Palm Avenue	55'	55'
D	Adjacent to Single or Multi-Family	27'	32'
E	Adjacent to Sycamore Avenue west of Glassell Street, University Drive east of Glassell Street	60'	62'
F	Adjacent to Sycamore Avenue east of Lemon Street, Lemon Street north of Palm Avenue	40'	62'
G	Adjacent to Multi-Family Residential Palm Avenue, east of <u>Parker Street</u>	40' 55' north / 32' south	62' 55' north / 32' south
H	Adjacent to Lemon Street south of Palm Avenue, <u>Cypress Street south of Sycamore Avenue, and Maple Avenue west of Lemon Street</u>	55'	55'
I	Adjacent to <u>Cypress Street north of Palm Avenue and Maple Avenue west of Lemon Street</u> and Cypress Street south <u>north</u> of Sycamore Maple Avenue	55'	55'
J	Adjacent to Glassell Street north of University Drive	32' west / 60' east	32' west / 62' east (<u>55' east for Musco Center for the Arts only</u>)
K	Adjacent to Palm Avenue west of Cypress Street and Cypress Street between Palm and Maple Avenues	55'	55'
L	Adjacent to Palm <u>Olive Street north of Maple Avenue west of AT & SF Railroad, and corner of Walnut Avenue and Schaffer Street</u>	32'	32'
M	Adjacent to <u>Mixed-Use, Commercial, Industrial</u> or City Parking Lot, <u>AT & SF ROW</u> south of Palm Avenue	32'	32'
N	Adjacent to Single- or Multi-Family Residential	27'	32'
O	Adjacent to Cypress Street south of Maple Avenue <u>Institutional, Industrial, Single-Family, or Campus</u>	32'/ <u>50'</u>	32'/ <u>55'</u>
P	Adjacent to AT & SF Railroad north of Sycamore Avenue	N/A (Parking/ Access Drive)	N/A (Parking/ Access Drive)

Q	Adjacent to Sycamore Avenue and Maple <u>Palm Avenue west of Cypress</u> Lemon Street and Lemon Street south of Palm Avenue	32' / 55'	32 / 55'
R	Adjacent to Lemon Street between Sycamore Avenue and Palm Avenue, <u>and Olive Street north of Palm Avenue</u>	32'	32'
S	Adjacent to Atchison Street south of Maple Avenue	32'	32'
T	Adjacent to Maple Avenue east of Lemon Street <u>north of Palm Avenue</u>	27 <u>32</u> '	32'
U	Adjacent to AT & SF Railroad north of Palm Avenue	<u>32' or 55'</u>	<u>32' or 55'</u>
V	Adjacent to AT & SF Railroad north of Sycamore Avenue <u>existing Single-Family Cross Section (Side to Side)</u>	32 <u>32</u> ' street / <u>27</u> ' residential	32'
W	Adjacent to Commercial south of Walnut Avenue	40'	62 <u>62</u> ' (55' for <u>Musco Center for the Arts only</u>)
X	Adjacent to Walnut Avenue east of Glassell Street	40'	55'
Y	Adjacent to street and existing Single or Multi -Family <u>Cross Section (Front to Rear)</u>	32' street / 27' residential	32' street / 32 <u>27</u> ' residential
Z	Adjacent to Glassell Street north of Palam <u>Palm</u> Avenue	32' west / 40' east	32' west / 62 <u>40</u> ' east
1	Adjacent to Sycamore Avenue east of Olive Street	32' north / 40' south	32' north / 62 <u>40</u> ' south
2	Adjacent to Multi-Family residential <u>Residential</u>	55'	55'
3	Adjacent to Cypress Street between Palm Ave <u>Avenue</u> & Maple Ave <u>Avenue</u>	55'	55'
4	Adjacent to Cypress Street between Maple Ave <u>Avenue</u> & Chapman Ave <u>Avenue</u>	32 <u>35</u> '	32 <u>35</u> '
<u>5</u>	<u>Adjacent to Industrial</u>	<u>35/55'</u>	<u>35/55'</u>
<u>6</u>	<u>Maple Avenue west of Cypress Street</u>	<u>35'</u>	<u>35'</u>
<u>7</u>	<u>Olive Street Terminus</u>	<u>62'</u>	<u>62'</u>

-* Setbacks measured from property lines.

D. Setbacks and Encroachments

1. Adjacent to residential uses - All existing setbacks adjacent to residential districts will be adhered to as specified in this document. No additional development shall occur within specified setback areas. See Exhibit 6.2, *Building Height Contours* and *Setback Cross Sections Key Map*.
2. Adjacent to all non-residential uses - See Exhibit 6.2, *Building Height Contours* and *Setback Cross Sections Key Map*, and Exhibits 6.3a-h, *Building Heights and Setbacks*.

- ~~3. Front Yard Setbacks: All front yards shall conform to the setback criteria in the following table, *Minimum Setbacks*, provided that where the frontage on a block is partially in a residential district, the required yard shall be the same as that required in such residential area.~~
43. Side Yard Setbacks: No side yard shall be required except on corner and reverse corner lots, where there shall be an exterior side yard of not less than 10 feet or, where the side yard abuts off-campus residential property, 5 feet minimum.
- 5
4. Rear Yard: No rear yard shall be required unless the structure abuts a single-family residential district and exceeds one story or 20 feet in height, in which case there shall be a rear yard of at least 15 feet.
65. Street Side Yard Encroachment: ~~all~~Up to 12 feet of encroachment into street side yards shall be permitted for staircases (both internal and external), trellis structures, overhangs, etc. by right. Encroachments in excess of 12 feet shall require approval by the Zoning Administrator.
76. Underground Encroachment: The portions of a structure (including ~~subteranean~~subterranean parking structures) that are underground shall be permitted to encroach up to the property line (to within 0 foot of the setback line).

Table 6.3 Minimum Setbacks

Cross Section	Location	Min. Setback Setbacks*
A	Adjacent to Single-Family Residential	15'
B	Adjacent to Shaffer Street, Center Street, Grand Street, Walnut Avenue and Palm Avenue east of Glassell Street	20'
C	Adjacent to Glassell Street north of Palm Avenue	20'
D	Adjacent to Single or Multi-Family	5'
E	Adjacent to Sycamore Avenue west of Glassell Street, University Drive east of Glassell Street	20'
F	Adjacent to Sycamore Avenue east of Lemon Street, Lemon Street north of Palm Avenue	20' 15'
G	Adjacent to Multi-Family Residential Palm Avenue, east of Parker Street	15' 0' north, 20' south
H	Adjacent to Lemon Street south of Palm Avenue, Cypress Street south of Sycamore Avenue, and Maple Avenue west of Lemon Street	10'
I	Adjacent to Cypress Street north of Palm Avenue and Maple Avenue west of Lemon Street and Cypress Street south north of Sycamore Maple Avenue	10' west / 20' east
J	Adjacent to Glassell Street north of University Drive	15' west / 20' east
K	Adjacent to Palm Avenue west of Cypress Street and Cypress Street between Palm and Maple Avenues	10'

L	Adjacent to Palm <u>Olive Street north of Maple Avenue west of AT & SF Railroad, and corner of Walnut Avenue and Schaffer Street</u>	10' <u>20'</u>
M	Adjacent to <u>Mixed-Use, Commercial, Industrial</u> or , City Parking Lot, <u>AT & SF ROW</u> south of Palm Avenue	0'
N	Adjacent to Single- or Multi-Family Residential	10' <u>15'</u>
O	Adjacent to Cypress Street south of Maple Avenue <u>Institutional, Industrial, Single-Family, or Campus</u>	10'
P	Adjacent to AT & SF Railroad north of Sycamore Avenue	0'
Q	Adjacent to Sycamore Avenue and Maple <u>Palm Avenue west of Cypress</u> Lemon Street and Lemon Street south of Palm Avenue	10'
R	Adjacent to Lemon Street between Sycamore Avenue and Palm Avenue, <u>and Olive Street north of Palm Avenue</u>	20'
S	Adjacent to Atchison Street south of Maple Avenue	15'
T	Adjacent to Maple Avenue east of Lemon Street <u>north of Palm Avenue</u>	10' <u>10' west & north / 20' east & south</u>
U	Adjacent to AT & SF Railroad north of Palm Avenue	0'
V	Adjacent to AT & SF Railroad north of Sycamore Avenue <u>existing Single-Family Cross Section (Side to Side)</u>	0' <u>10' street, 5' residential</u>
W	Adjacent to Commercial south of Walnut Avenue	15'
X	Adjacent to Walnut Avenue east of Glassell Street	15'
Y	Adjacent to street and <u>existing</u> Single- or Multi- Family <u>Cross Section (Front to Rear)</u>	15' street / 10' residential
Z	Adjacent to Glassell Street north of Palam <u>Palm</u> Avenue	15' west / 20' east
1	Adjacent to Syaemore <u>Sycamore</u> Avenue east of Olive Street	10' north / 20' <u>15'</u> south
2	Adjacent to Multi-Family residential <u>Residential</u>	5'
3	Adjacent to Cypress Street between Palm Ave <u>Avenue</u> & Maple Ave <u>Avenue</u>	0' west / 5' east
4	Adjacent to Cypress Street between Maple Ave <u>Avenue</u> & Chapman Ave <u>Avenue</u>	0'
<u>5</u>	<u>Adjacent to Industrial</u>	<u>0'</u>
<u>6</u>	<u>Maple Avenue west of Cypress Street</u>	<u>0'</u>
<u>7</u>	<u>Olive Street Terminus</u>	<u>5'</u>

* Setbacks measured from property lines.

E. Parking Lot Yard Requirements (Surface Lots)

1. Front Yard: There shall be a front yard of not less than 34 feet whenever a new surface parking lot abuts a public street, except on Glassell Street where there will be a minimum of 15-foot setback landscaped yard. If parking is provided in the front yard setback, then the front yard setback shall be landscaped with hedges, walls and/or berms to provide a screen of not less than 3' nor more than 3'-6" high. No front yard setback or landscaping shall be required for existing parking lots or utility yards unless said parking lot or utility yard is significantly renovated.
2. Side Yard: There shall be a side yard of not less than 534 feet when a new surface parking lot is constructed abutting a residential district. The side yard shall be landscaped and permanently maintained. A 6-foot high separation wall shall be constructed within the required 534-foot side yard if the new parking lot abuts an off-campus residential use. No side yard setback or landscaping shall be required for existing parking lots or utility yards unless said parking lot or utility yard is significantly renovated.
3. Rear Yard: There shall be a rear yard of not less than 34 feet when a new surface parking lot abuts an off-campus residential district. The rear yard shall be landscaped and permanently maintained. A 6-foot high separation wall shall be constructed on the rear property line between the new parking lot and the off-campus residential use. No rear yard setback or landscaping shall be required for existing parking lots or utility yards unless said parking lot or utility yard is significantly renovated.

F. Fences, Walls, and Hedges

The Specific Plan's wall and fence requirements shall supersede all other City wall and fence standards. Walls, fences, and hedges shall conform to the following requirements. Walls, fences, and hedges exceeding the maximum height requirements indicated below shall be subject to review and approval by the City's Zoning Administrator.

1. A 6-foot solid masonry wall shall be required on the property line adjacent to any off-campus residential property as a condition of approval of a building permit for any new permanent structure, except in the required front yard setback.
2. Height limits: Fences, walls and hedges may be located in yard areas, provided that they do not exceed 6 feet in height as measured from the highest elevation of land contiguous to the fence location, except as follows:
 - a. Required front yard area: 3½ feet height maximum.
 - b. Screening of permanent off-street parking areas: Off-street parking areas shall be screened from the view of surrounding off-campus residents by a solid masonry wall not more than 6 feet in height for side and rear yards, and not more than 3½ feet high within front yard setbacks per the City of Orange Fence Ordinance. As an option, shrubs whose normal growth is not less than 3½ feet in height may be used to screen off-street parking areas for front, side and rear yards. Solid walls shall be required where a new campus parking lot is constructed directly abutting an off-campus residential lot/residentially zoned parcel.
 - c. Screening of the Dodge College of Film and Media Arts production backlot areas: Walls and fences greater than 6 feet and up to 20 feet in height may be permitted for film and television production backlot areas to screen the equipment and scenery from the view of surrounding properties, subject to review by the Design Review Committee and approval by the Community Development Director.
 - d. Walls and fences for sports fields and courts, swimming pools, and similar recreation facilities other than Wilson Field: Walls and fences located along the perimeters and within the boundaries of the sports fields

and courts, swimming pools and similar recreation facilities shall be permitted by right to be up to 12 feet in height.

- e. Walls and fences for Wilson Field: Walls and fences located along the perimeters and within the boundaries of Wilson Field shall be permitted by right to be up to 12 feet in height. Additional open protective fencing or netting may be permitted up to 50 feet in height by the Community Development Director, provided that the open protective fencing is at the minimum necessary height to provide safety to adjacent streets and/or uses.
- f. Walls and fences adjacent to the AT&SF railroad tracks: Walls and fences located adjacent to the railroad tracks shall be permitted by right to be up to 12 feet in height. No fence shall be required if a wall or building façade is located on the property line.
- fg. Retaining walls: Retaining walls up to and including ~~18~~12 feet in height are permitted by right in all portions of the Specific Plan area, where said retaining wall is facing internal to the campus or is more than 50 feet from non-Chapman University-owned property or a public right-of-way. Retaining walls up to and including 12 feet in height that are facing external to the campus and are less than or equal to 50 feet from non-Chapman University-owned property or a public right-of-way shall be reviewed by the Community Development Director. Retaining walls in excess of ~~18~~12 feet in height (as measured from bottom grade level) shall require approval by the City's Zoning Administrator. Retaining walls may be constructed of various materials as long as the materials are durable.
- gh. Landscaping shall be provided along all walls and will consist of shrubs, espalier trees or shrubs, vines or combination thereof.

G. Off-Street Parking

1. Off-street parking requirements shall be as follows:
 - a. Required Number of Parking Spaces:
 - i) 0.47 parking space per peak classroom capacity (number of seats in classrooms/labs/Argyros Forum);
 - ii) ~~0.60~~1 parking space for each residence hall bed (not the number of resident students);
 - b. Minimum dimension of parking spaces, the location and the orientation of parking spaces shall be provided pursuant to the standards contained in this Specific Plan. Campus parking spaces shall be a minimum of 8.5 feet by 17.5 feet in dimension.
 - c. Traffic and Parking Management Plan: A Traffic and Parking Management Plan ~~was prepared by~~will be provided to the UniversityCity in conjunction with this Specific Site Plan as part of Review increasing or altering the parking demand and/or trip generation of the associated EIR document, campus, or if determined as necessary by the Community Development Director.
 - d. Lighting: Lighting shall maintain a minimum intensity of one (1) foot-candle for all parking and access areas. All lighting lenses shall be vandal-proof. Additionally, lighting in University parking lots and parking structures shall ~~comply with~~meet the provisions of guidelines included in Section 5.5.6, *Lighting*, of this Specific Plan.
 - e. Special Event Parking: To the maximum extent possible events will be scheduled during off-peak days/hours. Special notification and signage will be provided as needed so that overflow parking may be directed to alternative parking locations.

- f. It is the City of Orange's policy that no on-street parking can be counted towards a project's required parking objectives.
- g. Parking spaces, parking lots, and parking structures need not be located on the same parcel or in the same area as the building(s) they serve. Remote Parking at remote parking lots and structures outside of the Specific Plan boundary is permitted provided, however, that remote parking lots and parking structures further than 1/8-mile (660 feet) from the nearest boundary of the Specific Plan area shall be served by a University shuttle that will connect to the main campus and/or the building(s) served by the parking lot/structure. The intent is to allow parking in areas away from the historic campus core, thereby maintaining the integrity of the campus experience outside of the Old Towne Historic District, to minimize impacts to existing campus operations and the Historic District.

2. Circulation and Drive/Parking Areas:

- a. All points of vehicular access and circulation to and from off-street parking areas, and driveways onto public rights-of-way, shall be approved by the Director of Public Works.
- b. All off-street parking areas and private drives shall be constructed in accordance with standards on file in the Office of the Director of Public Works.

3. Registration:

- a. The University will require that all student, faculty, and employee vehicles be registered with the University, display. The University shall utilize license plate recognition technology, or issue a parking sticker or utilize a key card, key fob, or transponder, and for authorization to park in University-designated parking areas.
- b. Visitors shall park in visitor parking areas, where available.

4. Security Considerations:

- a. Incorporate visibility into parking lot and/or structure design to the extent feasible. Design features that create blind spots or potential hiding places should be discouraged.
- b. Preference is given to open stairways over enclosed stairwells in parking structures, where feasible.
- c. Create opportunities for surveillance into and out of the lot and/or structure, particularly by campus Public Safety and the Orange Police Department.
- d. Provide a clear border of the parking lot or structure.
- e. Provide clear signage for vehicles and pedestrians to guide access.

H. Landscaping

- 1. Street Trees: Trees will be provided in accordance with the design guidelines contained herein. The arrangement of such trees along a public street shall be approved by the City's Street Tree Coordinator or his or her designee, and in coordination with the Community Development Director or his or her designee.

2. On-site Landscaping: All required yard areas shall be landscaped and perpetually maintained by the University. Within 50 feet of the perimeter of each new building (applies to new construction only), a minimum of 20 percent of the total area, excluding public street pavement, shall be landscaped.

I. Open Space

The overall campus open space, which includes natural open space, landscaped areas, athletic fields and walks, shall be at least twenty-five percent (25%) of the total campus area. Open space plans will be reviewed at the time of Site Plan Review and shall be consistent with the open space guidelines contained herein.

J. Signs

Campus signs shall comply with the provisions set forth in Section 5.7, *Signage Guidelines*, of this Specific Plan. Where this Specific Plan is silent, Chapter 17.36 of the City of Orange Zoning Code shall apply. Where the Specific Plan's provisions differ from those of the Zoning Code, the Specific Plan provisions shall apply.

K. Outdoor Storage

~~In instances where permitted outdoor~~ Outdoor storage is ~~provided, such storage~~ permitted and shall be visually screened from at-grade views from all adjacent building sites and streets by one of the following:

1. A decorative solid masonry wall not less than 6 feet nor more than ~~98~~ feet in height;
2. A building or a combination of open fencing and a planting screen not less than 6 feet nor more than 8 feet in height; or
3. Any combination thereof.

Where a planting screen is required, the screen shall consist of not less than one row of evergreen shrubs or vines which, after two full growing seasons under accepted planting and irrigation practice, will grow to not less than 6 feet in height.

The screening herein required shall be established at or before the time any area is used for outdoor storage; provided, however, that where existing structures or existing landscaping features are such that strict compliance with the requirements of this section is not necessary to accomplish the intent of this section, then the Community Development Director may waive compliance with all or part of such requirements.

L. Supplemental Standards

1. Use of a residential building for any nonresidential use: Any residential building that is no longer used for residential purposes must comply with the appropriate ~~use~~ standards ~~herein for the planning unit of the~~ within this Specific Plan ~~it is located within~~ and be consistent with the ~~UBC, the UFC, and~~ California Building Code (CBC) through the Specific Plan Site Plan Review ~~process~~.
2. The campus-wide Floor Area Ratio (F.A.R.) shall not exceed 1.~~250~~, excluding parking structures.
3. ~~The maximum capacity shall not exceed 7,500 classroom seats. At the time of site plan review for each project, the University will provide the City with current classroom capacity figures. The City retains the right to audit classroom capacity at any time it deems necessary.~~

~~4. At the time of site plan review~~Site Plan Review, the University shall submit a summary of current building square footage, parking and ~~classroom capacity up to the maximums allowable by this Specific Plan enrollment~~(in full-time equivalent format).

6.4.2 Academic 1 Area (A-1)

A. *Intent and Purpose*

The Academic 1 Area (Planning Area A-1, see Exhibit 6.1, *Planning Area Designations*) is intended to accommodate and cultivate a wide range of academic pursuits. This will include the learning activities on campus, classrooms, administrative offices, libraries, student union (Argyros Forum), Musco Center for the Arts, and indoor assembly areas.

B. *Uses Permitted Subject to Specific Plan Site Plan Review*

- a. Temporary structures (A maximum of 6 in the Academic 1 Area, excluding those used specifically for construction purposes).

C. *Uses Permitted Subject to Conditional Use Permit*

- a. ~~On~~The permanent establishment of on-premises sale and consumption of alcoholic beverages associated with the University.

Tale 6.4 Permitted Uses (A-1 Area)

a. Academic facilities (classrooms, lecture halls, dance studios, etc.).

b. Administration and executive offices.

c. Antennas and satellite dishes.

d. Athletic events (i.e. football, soccer and lacrosse games, physical education).

e. Athletic fields, courts, stadiums, and facilities, including outdoor lighting associated with the principal use.

f. Auditoriums and gymnasiums.

g. Chapels and places of worship.

h. Cultural facilities (theaters, art galleries, music, etc.).

i. Conference facilities.

j. Child care/child study facilities.

k. Entertainment facilities.

l. Food service facilities.

m. Fraternities, sororities, honor societies, religious groups or private residential clubs.

n. Grandstands and stadiums.

o. Laboratories and research facilities, including vivariums.

p. Law school and related facilities, including law clinics.

g. Libraries.
r. Maintenance and support facilities.
s. Museums.
t. Parking lots and parking structures.
u. Performing arts centers and theaters, cultural centers, concert halls, rehearsal halls, and ancillary uses.
v. Public meeting facilities and conference centers/facilities.
w. Restaurants.
x. Retail uses.
y. Student union and student centers, including food services and ancillary uses.
z. Trailers for the use of construction.
aa. Any use deemed similar by the Community Development Director.

6.4.3 Academic 2 Area (A-2)

A. Intent and Purpose

The Academic 2 Area (Planning Area A-2, see Exhibit 6.1, *Planning Area Designations*) is intended to accommodate and cultivate a wide range of academic pursuits. Due to its location in a primarily industrial area, a broader range of uses are permitted in A-2 Area than in A-1 Area. This will include [film production activities and related uses](#), classrooms, administrative offices, library, indoor assembly areas, residential uses, medical related uses, retail, and mixed-use development [as well as all uses permitted in the Academic 1 Area](#).

Minimum Setbacks		
Cross Section	Location	Min. Setback*
A	Adjacent to Single Family Residential	15'
B	Adjacent to Shaffer Street, Center Street, Grand Street, Walnut Avenue and Palm Avenue east of Glassell Street	20'
C	Adjacent to Glassell Street north of Palm Avenue	20'
D	Adjacent to Single or Multi Family	5'
E	Adjacent to Sycamore Avenue west of Glassell Street, University Drive east of Glassell Street	20'
F	Adjacent to Sycamore Avenue east of Lemon Street, Lemon Street north of Palm Avenue	20'

Minimum Setbacks

G	Adjacent to Multi Family Residential	15'
H	Adjacent to Lemon Street south of Palm Avenue	10'
I	Adjacent to Palm Avenue and Maple Avenue west of Lemon Street and Cypress Street south of Sycamore Avenue	10'
J	Adjacent to Glassell Street north of University Drive	15' west / 20' east
K	Adjacent to Palm Avenue west of Cypress Street and Cypress Street between Palm and Maple Avenues	10'
L	Adjacent to Palm Avenue west of AT & SF Railroad	10'
M	Adjacent to Commercial, Industrial or City Parking Lot south of Palm Avenue	0'
N	Adjacent to Single or Multi Family Residential	10'
O	Adjacent to Cypress Street south of Maple Avenue	10'
P	Adjacent to AT & SF Railroad north of Sycamore Avenue	0'
Q	Adjacent to Sycamore Avenue and Maple Avenue west of Cypress Street	10'
R	Adjacent to Lemon Street between Sycamore Avenue and Palm Avenue	20'
S	Adjacent to Atehison Street south of Maple Avenue	15'
T	Adjacent to Maple Avenue east of Lemon Street	10'
U	Adjacent to AT & SF Railroad north of Palm Avenue	0'
V	Adjacent to AT & SF Railroad north of Sycamore Avenue	0'
W	Adjacent to Commercial south of Walnut Avenue	15'
X	Adjacent to Walnut Avenue east of Glassell Street	15'
Y	Adjacent to street and Single or Multi Family	15' street / 10' residential
Z	Adjacent to Glassell Street north of Palam Avenue	15' west / 20' east
±	Adjacent to Syaemore Avenue east of Olive Street	10' north / 20' south

Minimum Setbacks

2	Adjacent to Multi-Family residential	5'
3	Adjacent to Cypress Street between Palm Ave & Maple Ave	0' west / 5' east
4	Adjacent to Cypress Street between Maple Ave & Chapman Ave	0'

Permitted Uses (A-2 Area)

- a. ~~All uses permitted in the Academic 1 Area.~~
- b. ~~Design, construction and manufacturing activities related to film production activities, including sales to third parties. These activities include, but are not limited to, woodshops, machine shops, mechanical equipment, model, set, plastic and general fabrication activities, sign making, paint shops and other similar uses.~~
- c. ~~Design, construction and manufacturing activities related to film production activities, including sales to third parties. These activities include, but are not limited to, woodshops, machine shops, mechanical equipment, model, set, plastic and general fabrication activities, sign making, paint shops and other similar uses.~~
- d. ~~Food service uses including cafeterias, commissaries, and related uses.~~
- e. ~~Entertainment shows, indoor (in a fully enclosed structure), including but not limited to live, automated, computerized, motion picture and amplified and non amplified entertainment. Entertainment must be limited to between the hours of 9 a.m. to 11 p.m.~~
- f. ~~Medical and dental offices.~~
- g. ~~Mixed use development consisting of retail, office, institutional/educational, and/or residential uses.~~
- h. ~~Museums, displays, art shows, art galleries, indoor or outdoor.~~
- i. ~~Offices, professional and academic.~~
- j. ~~Pharmaceutical and health science schools and classrooms.~~
- k. ~~Production activities related to film school, including film backlots.~~
- l. ~~Residential, single family and multi family, including student housing and dormitories and housing for faculty and staff.~~
- m. ~~Sets.~~
- n. ~~Signs.~~
- o. ~~Trailers for the use of construction and studio production activities.~~

~~Permitted Uses (A-2 Area)~~

- ~~p. Use and storage of materials and products indoor and outdoor, related to construction, operation, manufacturing or maintenance of uses permitted.~~
- ~~q. Uses which evolve as a result of development of technology or media, provided that they are related to permitted uses.~~
- ~~r. Warehouse and storage facilities.~~
- ~~s. Any use deemed similar by the Community Development Director.~~

B. Uses Permitted Subject to Conditional Use Permit

- ~~a. On a. The permanent establishment of on-premises sale and consumption of alcoholic beverages associated with the Hilbert Museum of California Art located at 167 N. Atchison Street in the Specific Plan area and bona-fide eating establishments shall be subject to a Conditional Use Permit approval.~~

C. Uses Permitted Subject to Specific Plan Site Plan Review

- a. Special ~~events~~uses.
- b. Temporary structures (A maximum of ~~6~~ 12 in the Academic 2 Area, excluding those used specifically for construction purposes).

6.4.4 Residential Area (B)

A. Intent and Purpose

The Residential Area (Planning Area B, see Exhibit 6.1, *Planning Area Designations*) is intended to provide ~~both indoor and outdoor recreation facilities and accessory uses, as well as~~ residential uses to accommodate student, staff, and faculty housing for the University. ~~This area also provides outdoor recreational opportunities as well as indoor and outdoor recreation facilities and accessory uses~~ for campus residents.

B. Uses Permitted Subject to Specific Plan Site Plan Review

- a. Temporary structures (A maximum of 3 in the Residential Area, excluding those used specifically for construction purposes).

Table 6.5 Permitted Uses (BA-2 Area)

- a. All uses permitted in the Academic 1 Area.
- b. Design, construction and manufacturing activities related to film production activities, including sales to third parties. These activities include, but are not limited to, woodshops, machine shops, mechanical equipment, model, set, plastic and general fabrication activities, sign-making, paint shops and other similar uses.
- c. a. — Child care/child study facilities. Entertainment shows, indoor (in a fully enclosed structure), including but not limited to live, automated, computerized, motion picture and amplified and non-amplified entertainment. Entertainment must be limited to between the hours of 9 a.m. to 11 p.m.
- d. b. — Food services. Food service uses including cafeterias, commissaries, and related uses.

e. Hospitals (inpatient and outpatient) and medical clinics.

f. Medical and dental offices.

g. e. — Fraternities, sororities, honor societies, religious groups or private residential clubs on University-owned property, unless directly adjacent on two sides or more by privately owned residential property. Mixed-use development consisting of retail, office, institutional/educational, and/or residential uses.

~~d. Community gardens and greenhouses.~~

h. e. — Laundry. Museums, displays, art shows, art galleries, and other cultural facilities, indoor or enclosed, screened from view outdoor.

~~f. Maintenance facilities, located at least 20 feet from privately owned residential property.~~

i. g. — Parking lots and parking structures (both above ground and subterranean parking structures). Offices, professional and academic.

j. h. — Pharmaceutical and health science schools and classrooms. Residence, caretakers, provided that the legally established use requires the continuous supervision of a caretaker, superintendent or watchman and the residence is occupied only by such persons and their families.

k. i. — Student housing, dormitories, group housing. Production activities related to film school, including film backlots.

l. j. — Staff. Residential, single-family and multi-family, including housing for faculty housing and staff.

m. Sets.

n. Signs.

o. k. — Recreational amenities including swimming pools, spas, fire pits, barbecue areas, picnic areas and similar amenities. Trailers for the use of construction and studio production activities.

p. l. — Tennis, volleyball, badminton, basketball, and similar outdoor activities. Use and storage of materials and products indoor and outdoor, related to construction, operation, manufacturing or maintenance of uses permitted.

q. Uses which evolve as a result of development of technology or media, provided they are related to permitted uses.

r. Warehouse and storage facilities.

s. m. — Any use deemed similar by the Community Development Director.

6.4.5 Urban Mixed Use (UMU)

A. Intent and Purpose

The UMU zoning district in the Chapman University Specific Plan is intended to provide urban, high intensity, regionally oriented activity centers. This zoning district provides for integrated commercial retail, professional office, residential, and public institutional uses. Commercial retail uses are permitted on the ground floor. Residential development and student housing uses are allowed, either as part of a mixed use project or as freestanding uses. Convenient transit access, innovative housing options, and pedestrian oriented design are key

considerations. A density range of 30-60 DU/AC is targeted in the zoning district. The Intensity range is 1.5-3.0 FAR. Panther Village, located at 3101 W. Chapman Avenue in the City of Orange, is located within the confines of the Chapman University Specific Plan area boundaries and is designated as UMU.

Table 6.6 Permitted Uses (UMUB Area)

~~a. Retail Sales including retail stores within a building, newspaper and magazine shop, plant nurseries (retail), pharmacy, photocopy centers, private postal centers, sandwich shop, regional serving retail uses: bulk merchandise, design showrooms & sales, furniture stores, home improvement & garden centers, office & electrical equipment, retail outlets, and other similar uses.~~

~~a. b. Personal Services including appliance repair service (portable appliances only), barber, beauty shop, manicure salon, spa, day care center (child or elderly), dry cleaners (w/o onsite cleaning), laundromat, shoe repair, tailoring. Child care/child study facilities.~~

~~b. e. Office Uses including general and professional offices, medical offices, real estate offices. Food services.~~

~~d. Financial Services including banks and similar institutions, check cashing, pay day loans, stock or bond broker.~~

~~e. Restaurants, Eating and Drinking Establishments including restaurants w/o alcoholic beverage sales and restaurants with walk-up take-out window~~

~~f. Entertainment / Commercial Recreation Uses including movie theaters, museums, art galleries, performance theaters~~

~~c. g. Residential Uses including congregate care, assisted living, conversion of multi-family units, student housing, dormitories, fraternities, and Fraternities, sororities, honor societies, religious groups or private residential clubs, live/work units on University-owned property, unless directly adjacent on two sides or more by privately owned residential property.~~

~~d. Community gardens and greenhouses.~~

~~e. Laundry facilities - indoor or enclosed, screened from view.~~

~~f. Maintenance facilities, located at least 20 feet from privately owned residential property.~~

~~g. Parking lots and parking structures (both above ground and subterranean parking structures).~~

~~h. Residence, caretakers; provided that the legally established use requires the continuous supervision of a caretaker, superintendent or watchman and the residence is occupied only by such persons and their families. h. Miscellaneous Uses - Community centers, recreation centers, convalescent facility, skilled nursing facility, health clubs, mixed use developments, moving an existing structure or building, public service or use, recording studios, reverse vending machines (recycling) inside a building, vending carts.~~

~~i. Staff and faculty housing.~~

~~j. Recreational amenities including swimming pools, spas, fire pits, barbecue areas, picnic areas and similar amenities.~~

~~k. Tennis, volleyball, badminton, basketball, and similar outdoor activities.~~

~~l. i. Any use deemed similar by the Community Development Director.~~

~~B. Uses Permitted Subject to Specific Plan Site Plan Review~~

- ~~a. Temporary structures (A maximum of 2 in the Urban Mixed Use Area, excluding those used specifically for construction purposes).~~

~~C. Uses Permitted Subject to Conditional Use Permit~~

- ~~a. Liquor store~~
- ~~b. Wine shop w/o tasting~~
- ~~c. Automobile rental agency (with on site auto storage)~~
- ~~d. Automobile service stations~~
- ~~e. Vehicle wash/vehicle detailing~~
- ~~f. Parking lot/garage, private (stand alone)~~
- ~~g. Installation of retail auto accessories (such as automobile alarm, phone or stereo installation, tires, batteries)~~
- ~~h. Restaurants w/alcoholic beverage sales~~
- ~~i. Restaurants w/on site brewing and sale of beer or wine~~
- ~~j. Amusement arcade~~
- ~~k. Billard parlor~~
- ~~l. Commercial recreation facility~~
- ~~m. Dance floor as accessory use~~
- ~~n. Entertainment establishment~~
- ~~o. Hotels~~
- ~~p. Planned unit development~~
- ~~q. Assembly uses (clubs, lodges, and similar uses)~~
- ~~r. Bingo games~~
- ~~s. Business providing drive through lanes/windows~~
- ~~t. Church~~
- ~~u. Collection facilities, small (recycling)~~
- ~~v. Convention center~~
- ~~w. Movie production studios~~
- ~~x. Reverse vending machines (recycling) outside a building~~
- ~~y. School and college, and university (private)~~

~~Urban Mixed Use Development Standards~~

Condition	Standard
Front Setback	10'
Side Setback	0'
Side Street Side Setback	10'
Rear Setback	0'

Urban Mixed Use Development Standards

Height	55' (4 Stories or which ever is greater)
Window wall to window wall	20'
Window wall to non window wall	20'
Non window wall to non- window wall	15'

7 IMPLEMENTATION

7.1 PURPOSE AND INTENT

Development shall be implemented in conformance with the regulations and guidance contained within this Specific Plan. This chapter contains the procedures for administration of the provisions included herein and estimated phasing for the development. Specific Plan implementation will be carried out by the method of Site Plan Review [and Design Review](#) as outlined in this chapter. Other information covered in this chapter pertains to general administration, demolition, subdivision, amendment procedures, and the linkage between these elements.

7.2 PHASING

The Chapman University Specific Plan will be implemented in phases over an estimated ten-year time frame. An adequate level of infrastructure to accommodate each new project and Specific Plan consistency will be provided and assured through Site Plan Review and Design Review.

The Specific Plan phasing anticipates the potential future University needs, which ~~includes~~ [include](#), but ~~is~~ [are](#) not limited to, ~~construction of~~ the following uses and buildings and associated uses:

- ~~DeMille Hall Replacement;~~
- ~~Bhathal Student Services Center Replacement;~~
- ~~Replacement or renovation of Davis Apartments, Harris Apartments, and Morlan Hall;~~
- ~~Replacement of Davis Community Center;~~
- ~~Adaptive ~~Rere~~-use of the ~~Orange~~former Villa Park ~~Villa~~Orchards Packinghouse;~~
- ~~Construction of Millennial Studios;~~
- ~~Construction of classrooms, laboratories, and offices;~~
- ~~Construction of restaurants, food service facilities, ~~pubs~~, and other similar uses;~~
- ~~Construction of new student housing; and~~
- ~~Construction of new parking lots and structures.~~

The exact development schedule for these buildings and uses is undetermined at this time. This plan provides for a performance standard based on the availability of on-site [and off-site](#) parking for calculating classroom capacity, ~~with a maximum student capacity of 7,500 classroom seats~~ and maximum enrollment of ~~11,650~~ [10,185 full-time equivalent](#) students. All improvements are dependent on the availability of project funding and the required City approvals, as applicable.

7.3 SITE PLAN REVIEW/[DESIGN REVIEW](#)

The Specific Plan shall be implemented through the method of Site Plan Review. The Site Plan Review ~~process~~ [encompasses and Design Review processes encompass](#) the necessary review procedures for meeting the City's Local CEQA Guidelines. ~~A Site Plan~~ [Review and/or Design](#) Review shall be required for all development within the Specific Plan area requiring a building permit, except for activities listed as exemptions below or other activities

considered to be exempt as determined by the Community Development Director. Tentative parcel and tract maps may be processed independent of the Site Plan Review procedures, in accordance with the City of Orange Subdivision Code. Site Plan Review and Design Review will not be required for interior alterations where there is no increase in square footage, intensification of use, or changes to historic resources.

All proposed projects within the Specific Plan shall be required to have an approved Site Plan and/or Design Review, as relevant, prior to issuance of building permits or concurrent with subdivisions, or any other permit for the property. ~~The Site Plan Review procedure is necessary for the following reasons:~~

7.3.1 Site Plan Review

The Site Plan Review Process Chart is provided in Appendix L of this Specific Plan and is necessary for the following reasons:

- To ensure consistency with the Specific Plan, the General Plan and all related implementing ordinances.
- To promote the highest contemporary standards of site design.
- To adapt to specific or special development conditions that occur from time to time, while continuing to implement the Specific Plan and conform development to the General Plan and implementing ordinances.
- To facilitate complete documentation of land use entitlement authorized process and conditions pertinent thereto.
- To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.
- To provide required documentation for relocation and/or demolition of historic buildings as part of the required Local CEQA review process and ~~HABS/HAER~~the Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) documentation process.

7.3.12 Design Review

The Design Review process for the Chapman University Specific Plan is established as depicted in Addendum L of this Specific Plan and provides a means of reviewing development projects to ensure that campus improvement projects are compatible with community aesthetics including architectural design, massing and scale, context, color palette, signage and landscaping. The Design Review process serves a primary role in the implementation of the adopted design standards contained in this Specific Plan. The design objective is to enhance the character and identity of Chapman University by promoting diversity, creativity and cohesiveness in the development of property, buildings and structures, site relationships and landscape through quality design while maintaining compatibility with the surrounding neighborhood.

Design Review is required for all projects listed below:

- Any project requiring Major Site Plan Review;
- Signs as specified in Chapter 17.36 of the Orange Municipal Code;
- All projects within the Chapman University Specific Plan area, except where otherwise exempted by adopted design standards in this Specific Plan;

- [External remodeling of institutional, residential, and mixed-use buildings, except where otherwise exempted by City codes or this Specific Plan, including adopted design standards in this Specific Plan.](#)

7.3.3 Exemptions

The following is a list of activities that are exempt from the Site Plan Review and Design Review processes. This list is not all-inclusive. The Community Development Director may exempt other special activities not covered by this example listing.

- [All interior changes, alterations, construction projects that do not result in an increase of intensity or number of dwelling units, or modifications to identified interior contributing historic features;](#)
- [Repainting.](#)
- [Reglazing, new windows using materials that match the existing materials and allow energy-efficient materials.](#)
- [Replacing doors using materials that are consistent with the existing door materials.](#)
- [Re-landscaping of existing structures. \(If the landscaping is historic, it must be replaced with same features, size and species historically found in the vicinity and on the site.\)](#)
- [Re-roofing with similar style roofing materials.](#)
- [Routine maintenance.](#)
- [Minor exterior repairs/replacements that do not substantially change a building's appearance.](#)
- [Internal signs \(see Section 5.7.3 in this Specific Plan\).](#)

As discussed in Section 7.3.2, [4. Contributing Historic Resource Building Evaluation](#), demolition, relocation or substantial modifications of contributing historic structures are subject to environmental review in accordance with the City's Local CEQA Guidelines. Generally, if a project follows the design and development criteria of the Chapman University Specific Plan, the Secretary of the Interior's Standards for Rehabilitation (see Appendix J) and the mitigation measures contained in the Chapman University [Specific Plan](#) EIR, the project shall be considered as mitigated to an impact level of less than significant. The following projects [shall may](#) be subject to CEQA review [per the Historic Review Process chart in Appendix M](#):

- ~~1. The basic threshold for substantial adverse change to a historic resource shall be a 1. A~~ project that threatens loss or destruction of the qualities that caused original formation of the local historic district; and
- ~~2. Additional thresholds for substantial adverse change include alterations~~ [Alterations](#) to a historic resource, including additions and adjacent or related new construction.

Should the City determine that the cumulative impact of successive projects of the same type in the same area over time is significant, or that a project will result in a substantial adverse change in the significance of a historic resource, a categorical exemption shall not be used.

7.3.24 Contributing Historic Resource Building Evaluation

Before demolition, relocation or rehabilitation of any contributing historic resource listed in Exhibit 1.4, *Contributing Resources on National Register of Historic Places* within the Specific Plan area, a resource evaluation shall be conducted by the University as part of the required local CEQA review to examine whether the structure can be rehabilitated, relocated and/or demolished. Relocation to an appropriate historic location within the Old Towne District may be considered as an alternative to demolition. Demolition of the contributing historic structures shall not occur unless the following options have been considered:

1. Preservation (avoidance) options.

2. Implementation of adaptive reuse guidelines (refer to 5.8, *Historic Preservation and Enhancement Guidelines*, of the Specific Plan) that would minimize physical ~~alteration~~alterations and ensure such alterations do not jeopardize the contributing elements of the building.

~~3. Physical alterations that do not jeopardize the contributing elements of the building.~~

43. Physical alterations consistent with the Secretary of the Interior's Standards for Rehabilitation (adaptive use and restoration options).

54. Relocation of the entire structure to an appropriate historic location in the community as the alternative to demolition.

65. Demolition, as a last resort.

76. Take efforts to salvage historical features.

Demolition of any non-contributing structures over 120 square feet in area within the A-1 and A-2 ~~zones~~planning areas of the Specific Plan area is subject to demolition review. Non-contributing structures in the B planning area are located outside of the Old Towne District and are not subject to demolition review. There are no contributing historic resource buildings in the B planning area. It is anticipated that CEQA compliance for the demolition of non-contributing historic structures, and the effects of modified or relocated non-contributing structures, within the Old Towne District would be approved through implementation of the Specific Plan EIR, assuming compliance with the historic resource mitigation measures and the Specific Plan design guidelines.

Applications for demolition and relocation projects shall be processed in the manner presented in the Local CEQA Guidelines and in Section 7.4, *Demolition Review*, of this Specific Plan.

7.3.35 Reviewing Bodies for Site Plan Review

- ~~Staff Review Committee: The Staff Review Committee~~Streamlined, Multi-disciplined, Accelerated Review Team (SMART): SMART includes, but is not limited to, the Community Development Director, Chief Building Official, Public Works Director/City Engineer, Community Services Director, Police Chief, Fire Chief and/or designated representatives and ~~others. The Staff Review Committee~~representatives from other City departments or divisions involved in the physical development of the City and provision of services. SMART reviews all Site Plans within the Specific Plan area to ensure that the projects conform to the development concepts, regulations and standards (traffic/circulation, historic context, building/site planning, etc.) of the Specific Plan and ~~remain compatible with surrounding properties~~are able to be served by City services. In addition, ~~the Staff Review Committee~~SMART reviews all environmental documentation and, based on its findings, has the authority to determine whether a project's environmental impacts may be significant in accordance with CEQA Guidelines.
- ~~Design Review Committee: The~~When a project warrants design review in conjunction with Site Plan Review, the Design Review Committee reviews all Site Plans within the Specific Plan area to consider the variable nature of architectural concepts, ~~construction~~massing and scale, building materials and colors, context, landscaping, etc. on a case-by-case basis, and ensure that the projects reflect the highest quality of planning and design, consistent with the design guidelines of the Specific Plan. The Design Review Committee also reviews project-related signage and lighting.

~~The Staff Review Committee~~SMART and Design Review Committee will review each project within the Old Towne District specifically for consistency with all of the adopted design and development criteria, including the Chapman University Specific Plan, the Secretary of the Interior's Standards for Rehabilitation and the City's Local CEQA Guidelines, as applicable. Under select circumstances, Planning Commission shall be the principal reviewing body for Site Plan Review (see Appendix L, Site Plan Review Process Chart, for the Site Plan Review Process). In such cases, ~~the Staff Review Committee~~SMART and Design Review Committee shall serve as advisory bodies only.

7.3.46 Site Plan Review/Design Review Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the City staff for review and comment. Prior to preparation of the final Site Plan (and/or during the Site Plan Review Process), the University shall submit a general project information package for review and comment by the Old Town Preservation Association (OTPA) and Orange Barrio Historical Society (OBHS). If at any time, one or both of these organizations loses its non-profit status or ceases to exist, then the University shall no longer be required to consult with the organization(s). After incorporating OTPA and OBHS comments, where possible, the University is encouraged to submit/resubmit the preliminary plans to the Community Development Director for Site Plan Review, and/or Design Review. Comment from other City departments and service agencies shall be sought by City staff prior to preparing a recommendation on the Site Plan.

Applications for Site Plan Review shall be submitted to the Community Development Department for review and approval. Applications shall insure consistency with the development regulations and design guidelines contained within the Specific Plan, as well as consistency with the Secretary of the Interior's Standards for Rehabilitation contained in Appendix J of the Specific Plan, where applicable. All modifications or new construction shall consider the context, scale and character of the surrounding uses. The University will make all required revisions and submit the revised Site Plan to the Community Development Department for review and approval. Once ~~the Staff Review Committee~~SMART and Design Review Committee have completed their review of the Site Plan and make a recommendation to approve, approve with conditions or deny the project, a staff report shall be prepared and submitted to the Community Development Director along with the Site Plan. If the project is consistent with the provisions of the Specific Plan, the Site Plan shall be approved administratively by the Community Development Director, unless Planning Commission review, as described in Section 7.3.35 of this Specific Plan, is required. Any decision by the Community Development Director may be appealed to the Planning Commission. The Site Plan Review process is depicted in flow chart form in Appendix L for convenient reference.

7.3.57 Site Plan Review Submittal Requirements

Submittal for Site Plan Review shall consist of plans, drawings, illustrations and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following ~~list of~~ plans and information ~~is~~are required, as applicable:

- ~~1. Assessor's~~1. Completed City of Orange Land Use Project Application with assessor's parcel(s) numbers.
2. Area and dimensions of the property.
3. Vicinity map indicating project location.
4. North arrow and scale.
5. All applicable tentative tract maps or tentative parcel maps.

6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
7. Location, grades, widths and types of improvements proposed for all streets.
8. Site Plan showing the location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.
9. Building elevations.
10. Cross section(s) and streetscape pattern of the existing and proposed environment for determining streetscape compatibility with the surrounding neighborhood, including building setbacks, height, massing, floor area ratios, building setback patterns, and the existing and proposed architectural styles.
11. Description of the extent to which design guidelines have been used in the Site Plan and a statement documenting Specific Plan consistency.
12. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.
13. ~~Such applications and environmental assessment forms as required by the City.~~
- ~~14.~~ A summary of ~~current~~ the number of classroom ~~capacity, seats (existing and proposed),~~ building square footage, parcel/lot size, floor area ratio, and a current campus traffic and parking analysis (if required by the City). If the traffic analysis indicates a need for improvements to maintain acceptable service levels on surrounding streets, the University may be required to contribute its fair share toward the necessary circulation improvements. The City of Orange shall provide Chapman University, in writing, a cost estimate detailing the amount of the planned improvements (including rights-of-way and land costs) a minimum of ninety (90) calendar days prior to entering into a construction agreement to build the improvements for which the City is seeking reimbursement from the University.
- ~~15~~14. A solar shadow study for each new building that exceeds 32 feet in height, as discussed in Section 6.4, Campus Development Standards, of this Specific Plan. Existing buildings and buildings undergoing adaptive reuse/rehabilitation are exempt from ~~this~~ the requirement of a solar shadow study.

7.3.67.3.8 Design Review Submittal Requirements

Submittal for Design Review shall consist of plans, drawings, illustrations and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following plans and information are required, as applicable:

1. A legal description and street address of the site;
2. A list of all property owners, including addresses, within three hundred (300) feet of the site subject to the application. The person preparing the list must certify that the list was prepared in accordance with the latest equalized assessment roll, or more recent records as may be obtained from the County Assessor or Tax Collector;
3. A list of the reasons justifying an approval of the application;

[4. Completed City of Orange Land Use Project Application](#)

[5. Letter of explanation/justification](#)

[6. Building elevations \(for each new or changing building elevation\)](#)

[7. Rooftop plan \(as appropriate\)](#)

[8. Color and materials board](#)

[9. Photos of site and surrounding properties](#)

[10. Landscape plans including plant palette](#)

[11. Elevations for signage or sign program, as applicable](#)

[12. Vicinity map showing location of project.](#)

[13. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.](#)

7.3.9 Site Plan Review Environmental Determination

An EIR was prepared for the Chapman University Specific Plan Amendment No. 7, which covers the campus and its future expansion. If the City, upon review of the environmental checklist as part of the Site Plan Review application, finds that a subsequent project is consistent with the Specific Plan, the Secretary of the Interior's Standards for Rehabilitation and the mitigation measures contained in the EIR, no further environmental consideration is necessary, with the exception of demolition, relocation or substantial modification of contributing historic structures. These projects shall be subject to environmental review in accordance with the Local CEQA Guidelines. It is anticipated that CEQA compliance for the demolition of non-contributing historic structures, and the effects of modified or relocated non-contributing structures, within the Old Towne District would be approved through implementation of the Specific Plan EIR, assuming compliance with the historic resource mitigation measures and the Specific Plan design guidelines. Discretionary Site Plan Review will be subject to a consistency analysis (to be provided to the City by Chapman University or its representative [and reviewed and verified by the City](#)) to determine whether or not the Specific Plan EIR or any other prior environmental evaluations cover the future proposed projects.

7.3.710 Site Plan/[Design Review](#) Approval Time Limitations

Site Plan/[Design Review](#) approval, in accordance with this Specific Plan, shall be valid for a period of two years. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Site Plan/[Design Review](#) shall terminate and an additional submittal, review and approval will be required. ~~Notwithstanding~~[Notwithstanding](#) the preceding, a Site Plan [Review and/or Design Review](#) approval may be granted by the Community Development Director for up to three one-year extensions of time (five years total), upon written request describing the extenuating circumstances. Such time extension shall not require public notice.

7.3.811 Site Plan Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Community Development Director. Significant changes, additions or omissions shall be submitted for review and approval by the Approving Body, with appeal to

the Planning Commission if the Community Development Director was the Approving Body, or the City Council if the Planning Commission was the Approving Body.

7.3.912 Mandatory Findings for Site Plan Approval

The Community Development Director or Planning Commission, as required in Section 7.3.3 of this Chapter, shall make the following written findings before approving or conditionally approving any Site Plan:

1. The proposed project is compatible with other projects within the Specific Plan area;
2. The Site Plan is compatible with the regulations and design criteria and guidelines of the Chapman University Specific Plan.

7.4 DEMOLITION REVIEW

The University shall have the right to demolish structures or relocate architecturally significant buildings within the limits of the Demolition Review process described in Section 17.10.090, Demolition Review, of the Zoning Ordinance, as amended by this Specific Plan. A permit to demolish a building or structure within the [boundaries A-1 and A-2 planning areas](#) of the Chapman University Specific Plan shall only be issued either: (1) concurrently with the issuance of a building permit for the approved replacement building, structure, or other permit approving the future use, or (2) [provided that concurrently or after the approval of](#) a conceptual [sitereplacement](#) plan is approved by the Community Development Director.

~~The purpose of the Demolition Review is to preserve the integrity of the City's cultural and architectural history, as well as consider any adverse economic impact upon the Old Towne District. This Specific Plan requires that all alternatives, financial incentives and strategies to avoiding demolition (including relocation) of contributing historic structures be given full attention prior to the processing of an application for a demolition permit. The Demolition Review process is required for projects involving the demolition and/or relocation of any non-contributing structure over 120 square feet in area within the A-1 and A-2 [zonesplanning areas](#) of the Specific Plan, or any contributing historic resources listed on the National Register of Historic Places. Applications for demolition shall be processed in the manner presented in Section 17.10.090, Demolition Review, of the Zoning Ordinance, and as further required in this Specific Plan (see the flow charts in Appendix M, Historic Review Process, which include the Demolition Review process).~~

The following information shall be required for demolition and/or relocation of buildings within the A-1 and A-2 [zonesplanning areas](#) of the Specific Plan:

1. Demolition of Individually Listed Buildings on the National Register: When seeking demolition of any individually listed National Register buildings, the University shall provide the following information in addition to the submission requirements for Site Plan Review listed in Section 7.3.~~5~~[7](#):
 - a. Initial Study to assess the project's environmental impacts;
 - b. Economic feasibility studies, including financial and development analysis and incentives;
 - c. Feasibility studies, including architectural and engineering analyses, regarding the adaptive reuse or restoration of the building;

- d. Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the historic or contributing structure;
 - e. Records and photographs, if available, depicting the original building, including drawings and written descriptions;
 - f. Complete architectural drawings and black & white photographs showing the existing structure meeting HABS/HAER criteria listed in Appendix H of this Specific Plan;
 - g. Engineering, structural and test reports showing the conditioning of the building;
 - h. Either the Design Review Committee's recommendation on the replacement structure or use of the site (including architectural drawings for the proposed new construction or a use that is intended to replace the landmark structure), or a conceptual [sitereplacement](#) plan approved by the Community Development Director;
 - i. Certified mailing list of labels of property owners within three-hundred-foot (300') radius of the proposed demolition; and
 - j. Other information that the University finds appropriate to foster research and provide an understanding of the historic resource pending demolition.
 - k. Request and submit determination of effect of proposed demolition to the State Historic Preservation Office.
2. Demolition and/or Relocation of Contributing Historic Buildings within the Old Towne District: When seeking the demolition of any contributing historic building within the Old Towne District (see Exhibit 1.4, *Contributing Resources* [on National Register of Historic Places](#)), the University shall provide the above items a, c, d, e, h, and i and k (in cases where multiple demolitions are proposed), in addition to the submission requirements for Site Plan Review listed in Section 7.3.57.
 3. Demolition of Non-Contributing Buildings within the Old Towne District: When seeking the demolition of any non-contributing building within the Old Towne District, the University shall provide the submission requirements for Site Plan Review listed in Section 7.3.57.

7.5 SUBDIVISION REVIEW

The City of Orange Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which allow for implementation of the phasing plan. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the City.

7.6 SPECIFIC PLAN ADMINISTRATION

The Chapman University Specific Plan shall be administered and enforced by the City of Orange Community Development Director.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Community Development Director, subject to appeal to the Planning Commission and, subsequently, the City Council, including the following:

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not change the ~~concepts~~ development capacity (student enrollment and Floor Area Ratio) of the Plan.
3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to or compatible with those uses explicitly listed as permitted.
4. Minor revisions to the circulation plan that includes new or relocation of existing ingress and egress locations.
5. Minor modifications to architectural, landscape, signage, historic preservation, and lighting design guidelines.

In any case where the processes or procedures for resolving an interpretation or implementation question are not spelled out or are not agreed to, the order of seeking direction is: Community Development Director, Planning Commission, then City Council. Any process or procedural determination may be appealed in the same order by either the applicant or City Council.

7.7 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Specific Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Specific Plan.

7.8 SPECIFIC PLAN AMENDMENTS

Specific Plan Amendments, ~~also referred to as~~ are major ~~amendments, are~~ modifications or amendments that change the intent, provisions, or development standards of the Specific Plan. ~~Major amendments shall constitute,~~ including the following:

1. Modifications to the Specific Plan boundaries.
- ~~2.~~ 2. Modifications to the development standards contained in the Specific Plan.
3. Amendments that would change the entitlement and approval process set forth in this Specific Plan.
- ~~3.~~ 4. Amendments to the Specific Plan that would result in an amendment to the City's adopted General Plan.

In accordance with California Government Code Sections 65453-65454, all specific plan amendments may be adopted by resolution, ordinance or combination thereof. This Specific Plan may be amended as necessary in the

same manner it was adopted, by ordinance. As the University acquires additional properties, the Specific Plan may be amended to accommodate boundary changes. The procedure for a boundary change would include submittal of a revised legal description and map adding said property or properties to the Specific Plan exhibits- [and appropriate CEQA review](#). The Planning Commission and City Council would take action on this amendment, and said property would then become part of the Specific Plan and be governed by the regulations and provisions of this document.

When the Specific Plan is proposed to be amended, the University shall, in addition to the normally required noticing procedures, deliver notification flyers of any future scheduled City of Orange Public Hearings or public body actions to all property owners and occupants within 300 feet of the Specific Plan boundary or project site if outside the Specific Plan boundaries.

7.9- VARIANCES AND CONDITIONAL USE PERMITS

This Specific Plan expressly allows for variances in accordance with Section 17.10.040, Variances, of the Orange Municipal Code, as amended by this Specific Plan. All variance requests for property located within the boundaries of the Chapman University Specific Plan shall be reviewed by the City's Zoning Administrator, including, but not limited to, height variances up to and including ten feet higher than the allowed-by-right building height. Requests for height variances in excess of ten feet shall be reviewed by the Planning Commission. All variance requests may be appealed to either the Planning Commission or the City Council, as appropriate. In addition, this Specific Plan expressly allows for Conditional Use Permits within the Specific Plan area in accordance with Section 17.10.030, Conditional Use Permits, of the Orange Municipal Code.

7.10 PUBLIC NOTIFICATION

Notices of public hearings and decisions shall be mailed out in accordance with Section 17.08.040 of the Orange Municipal Code, except as provided for otherwise herein. A designated Notification Area has been established for the entire Chapman University Specific Plan Area (see Exhibit 7.1, *Notification Area*). For all public hearings requiring public notification, including but not limited to Specific Plan Amendments, as well as decisions by the Community Development Director, notices shall be mailed out via U.S. First Class mail to all residents, property owners and business owners located within 300 feet of any portion of the Notification Area.

7.11 DEVELOPMENT IMPACT FEES

[California state law, the City of Orange General Plan, and other enabling regulations require new development to bear a proportionate share of the cost for the construction and improvements of necessary public facilities and services to accommodate such development. Chapman University shall be subject to and pay the fair share of applicable development impact fees for new development within the Specific Plan area, notably the sanitation district fees, fire impact fees, and police facility fees.](#)

[Chapman University provides a variety of recreation facilities, outdoor spaces, and two library facilities that meet and accommodate the needs of the students, faculty, and employees. The recreational component consists of more than 14 acres of privately-owned recreation facilities, open spaces, and outdoor gathering areas, as depicted on Exhibit 3.6, *Open Space and Recreation Plan*. The libraries \(i.e., Leatherby Libraries and Hugh & Hazel Darling Law Library\) offer a combined collection of over 600,000 books and bound volumes for use and enjoyment by the students, faculty, employees, and general public. Students residing in on- and off-campus student housing utilize the on-campus recreation and library facilities, rather than public parks and the main City library located outside the](#)

campus. Since Chapman University provides recreational and library facilities for student use that meet the needs of the students and are in closer proximity than the City-owned facilities, new student housing development within the Specific Plan area would not adversely impact existing City parks, recreation facilities, and libraries outside the Specific Plan area and, therefore, shall not be subject to park or library impact fees.

7.12 FINANCING

Chapman University will pay its reasonable fair share amount of traffic and public infrastructure -improvement costs associated with the implementation of this Specific Plan. Financing of these improvements shall be determined at the time of development, and appropriate cost-sharing agreements will be made at that time. On-campus development costs will be privately funded. Specific financing costs and plans will be prepared and identified at the time that each project within the Specific Plan is implemented.

Chapman University will deposit all required funds for use by the City in an escrow account, with a letter of guarantee issued by the escrow company stating the purpose of the funds and the timing of disbursement plus the accrual of interest. Funds shall be held for a maximum of two (2) calendar years in either an escrow account or other type of account acceptable to both the City and Chapman University. If the funds are not used by the City within the two-year period, then the funds shall be returned in full to Chapman University plus any interest that accrues during the period that the funds are in escrow or being held by the City.

APPENDIX C:

DEFINITIONS

The following definitions apply explicitly to the Chapman University Specific Plan. They supplement the definitions contained in the City of Orange Municipal Code, Title 17, Chapter 17.04, Definitions. All definitions in that chapter shall apply in the regulations of this Specific Plan.

“Academic Facilities” are buildings, special rooms, etc. (classrooms, lecture halls, etc.) that facilitate or make college educational activities possible.

“Administrative Facilities” are buildings, special rooms, etc. (offices, conference rooms, etc.) that facilitate or make possible the management or direction of Chapman University.

“Building Height” ~~is~~ the vertical distance from the highest point of any structure (exclusive of vents, air conditioners, chimneys, staircases, elevators, or other such incident appurtenances) to the ground level directly below as measured at the highest elevation ~~at~~in the post grade ~~level~~up-slope condition. Screened mechanical and electrical towers, chimneys, staircases, elevators, and other integral parts of the building or structure occupying no more than fifteen percent (15%) of the roof area are permitted to exceed up to fifteen percent (15%) of the allowed maximum building height by right. Up to an additional five (5) feet in building height may be permitted subject to Minor Site Plan Review for all architectural elements such as towers, cupolas, domes and special roof enhancements. Minor Site Plan Review procedures are specified in Section 17.10.060 of the City’s Municipal Code.

“Building Site” is the actual area where an individual structure is located.

“Campus” is defined as a building or buildings and that area encompassing Chapman University.

“Campus Housing” is a building or group of buildings where students live, such as dormitories or other types of student housing.

“Chapel” is a room or building used as a place of worship, as well as for other related events and functions.

“Classroom Seats” shall refer to seats provided in a traditional classroom setting, excluding laboratories, seminar rooms, lecture halls, meeting rooms, offices, and other non-classroom spaces.

“Cultural Facilities” are buildings, special rooms, etc. (studios, labs, etc.) that facilitate or make possible the training and refinement of the mind, interests, tastes, skills, manners, etc.

“Enrollment” shall refer to the total number of students enrolled in classes including full time and part-time at the Chapman University campus in Orange, California.

“Entertainment Facilities” are buildings, special rooms, etc. (auditoriums, theaters, pavilions) that facilitate or make entertainment activities possible.

“Fraternity” or “Sorority” are Greek letter organizations organized as a social club for men (Fraternity) or women (Sorority). These organizations have Constitutions that govern their membership. For the purposes of this Specific Plan, Greek letter organizations not recognized by Chapman University shall not be considered a Fraternity or Sorority.

“Maintenance and Support Facilities” are those buildings, special rooms, etc. that are needed for the work of keeping the University buildings, machinery, etc. in a state of good repair and working order.

“Planning Area” is a portion of the Specific Plan which has a logical identity and a particular basic function: academic, recreational and residential. A planning area may have more than one planning unit.

“Planning Unit” is a discreet parcel of land which may be owned by the University or another owner, and for which certain customized development regulations may be established. For example, unique height restrictions may apply in certain planning areas because of sensitivity to adjacent uses.

“Production Activities” are activities and related facilities used for, or in conjunction with, the acquisition, creation, development, production (on sound stages, outdoor sets, studios, stages, television facilities and other indoor and outdoor locations), reproduction, recording, processing editing, synchronizing, duplication, transmission, reception, viewing, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, distribution and other exploitation of visual, print and or aural works, products, services, rights and communications. Examples of such works include, but are not limited to motion pictures, television and radio programming, video recordings, audio recordings, digital recordings, computerization, publications and any derivation or evolution of the foregoing.

“Recreation Facilities” are the buildings, special areas and rooms, etc. (gymnasias, exercise rooms, courts, sports fields, etc.) which make possible the refreshment of body or mind by some form of play, amusement or relaxation activity, such as games, sports, hobbies, etc.

“Specific Plan” is a plan prepared and adopted under the authority of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. It may be adopted by resolution as policy or by ordinance as zoning.

“Specific Plan/Master Conditional Use Permit” is the particular nomenclature for the Chapman University Specific Plan in order to directly link previously adopted conditional use permits to the Specific Plan and make them a part thereof. Future projects on the Chapman University site will be implemented through a method of administrative site plan review in accordance with the Specific Plan.

“Student Union” is the facility for the social recreation, interaction and uniting of students and student union groups on campus. For Chapman University, it shall mean “Argryos Forum.”

“University” is defined as the land and buildings owned by Chapman University and used for educational or religious purposes to provide liberal and professional learning.

APPENDIX D:

SPECIFIC PLAN

AMENDMENTS

This section describes amendments to the Specific Plan subsequent to the adoption of Chapman College Specific Plan on March 14, 1989.

SPECIFIC PLAN AMENDMENT NO. 1

Amendment No. 1, adopted on September 12, 1989, adjusted the Chapman College Specific Plan boundary to include the property at 216 E. Walnut Avenue and 545 N. Grand Street, and corrected the legal description of the Specific Plan boundary to allow for the relocation of the College's personnel office to 216 E. Walnut Avenue.

SPECIFIC PLAN AMENDMENT NO. 2

Amendment No. 2, adopted on December 12, 1995, adjusted the Chapman College Specific Plan boundary to include the property at 404-490 N. Orange Street in order to accommodate development of a new parking lot, and amended two provisions of the Specific Plan as follows:

- Amendment to the development regulations and design guidelines in order to allow street front setbacks of less than 20 feet along the west side of Orange Street and the north side of Sycamore Avenue for the open parking lot development.
- Modification to development regulations to allow a maximum of 3 modular units north of Walnut Avenue and 6 units south of Walnut Avenue.

SPECIFIC PLAN AMENDMENT NO. 3

Amendment No. 3, adopted on March 25, 1997, amended the Chapman College Specific Plan to allow for the following:

- Annexation of the Orange School District property to accommodate development of the Law School and associated parking structure.
- Establishment of land use, building setback and height limitations on property west of Glassell Street.
- Change of the title from Chapman College Specific Plan to Chapman University Specific Plan.
- Increased maximum enrollment from 2,500 to 4,000 students.
- Changes to the division and uses permitted within the Academic and Residential/Recreation zones.
- Adjustments to the height contour map.
- Increased maximum limit on campus gross floor area.
- Removal of four residential parcels from the planning area.
- Minor modifications to the development standards.

SPECIFIC PLAN AMENDMENT NO. 4

Amendment No. 4, denied on November 27, 2001, proposed to adjust the Chapman University Specific Plan boundary to include the parcels at 526 Shaffer Street, 534 N. Shaffer Street and 415 E. Walnut Avenue in order to provide opportunity for additional University uses, such as providing relief for parking needs during construction, and adjusted the height contour in the perimeter areas near Shaffer Street and Orange High School. The Amendment was denied primarily because 1) the proposed properties were not considered a contiguous block of properties along a single street frontage, as required in the adopted Specific Plan; and 2) the proposed land uses (dormitories, recreation facilities, parking facilities and related uses) for said properties would not be compatible with the adjacent residential properties.

SPECIFIC PLAN AMENDMENT NO. 5

Amendment No. 5, adopted on January 13, 2004, amended the Chapman University Specific Plan to allow for the following:

- Adjustment of the Specific Plan boundary to include University-owned property generally located along Glassell Street between Walnut and Sycamore Avenues, and to the west of Olive Street between Walnut and Chapman Avenues, in order to accommodate the new School of Film & Television and other academic uses.

Adjustment of the Specific Plan boundary to also include the University-owned parcels on Shaffer Street and Walnut Avenue previously proposed in Amendment No. 4, with interim land uses that are more compatible with adjacent neighboring residential uses proposed for these parcels until the remaining properties along the street block are owned by the University.

- Establishment of a new land use zone (Academic 2) for development of the School of Film & Television and other support uses.
- Establishment of permitted uses and development standards (building setback, height limitations, etc.) for the Academic 2 zone.
- Increased maximum seating capacity from 4,000 to 5,000.
- Increased maximum limit on campus gross floor area as a result of the increase in total acreage, based on the existing Floor Area Ratio (F.A.R.) of 1.0.
- Incorporation of applicable standards and design guidelines of the Historic Preservation Design Standards for Old Towne, Secretary of the Interior's Standards for Rehabilitation, and Design Standards for the Amendment to the Southwest Project Area into the Specific Plan's development standards and design guidelines.
- Incorporation of the City's Local CEQA Guidelines and revised demolition criteria.
- Removal of the Specific Plan area from the Design Standards for the Amendment to the Southwest Project Area and the *Santa Fe Depot Specific Plan*.
- Development of infill construction and edge transition guidelines.
- Update of the signage guidelines to establish University identity/wayfinding and retain sensitivity to the historic Old Towne area.
- Establishment of a historic preservation/enhancement process incorporating public involvement.
- Streamlining the Specific Plan's site plan review process.

- Other minor modifications throughout the Specific Plan.

SPECIFIC PLAN AMENDMENT NO. 6

Amendment No. 6, adopted on January 10, 2012, amended the Chapman University Specific Plan to allow for the following:

- Adjustment of the Specific Plan boundary to include the University-owned parcels located along the east side of Glassell Street between University Drive and Walnut Avenue in order to accommodate a new Center for the Arts and associated uses. The subject parcels were previously identified in Amendment No. 5 as part of the Area of Interest that would be the next step in the University's land acquisition to accommodate the ultimate campus development.
- Adjustment of the A-1 (Academic 1) Planning Area boundary to include all property owned by Chapman University that is bounded by Walnut Avenue on the north, Center Street on the east, University Drive on the south, and Glassell Street on the west in order to accommodate development of the planned Center for the Arts and other support uses.
- Adjustment of the Glassell Street Overlay boundary (part of the Academic 2 Planning Area) to remove all designated parcels on the east side of Glassell Street between University Drive and Walnut Avenue that are currently within the Glassell Street Overlay boundary. These parcels would be incorporated into the Academic 1 Planning Area.
- Update of the permitted uses for the A-1 (Academic 1) Planning Area and campus development standards (building setback, height limitations, etc.) to accommodate the planned Center for the Arts and other related support uses.
- Update of the signage guidelines to allow for signage associated with the new Center for the Arts.
- Modifications to the Specific Plan exhibits, which are summarized below:
 - Exhibits 1.2, 3.5, 7.1 and A.1: Specific Plan area boundary change only to reflect Specific Plan Amendment No. 6 boundaries.
 - Exhibit 1.3: Existing Specific Plan and proposed Specific Plan Amendment area boundary change.
 - Exhibit 1.4: Specific Plan area boundary change.

- Exhibit 2.1: Specific Plan area boundary change, and update of the General Plan land use designation consistent with the City of Orange General Plan Update.
- Exhibit 2.2: Specific Plan area boundary change, and update of the zoning designation consistent with the City of Orange Zoning Map.
- Exhibit 3.1: Specific Plan area boundary change, and designate the entire campus area on the east side of Glassell Street as the A-1 Planning Area.
- Exhibit 3.2a: Specific Plan area boundary change, and adding a label identifying the location of the Center for the Arts.
- Exhibit 3.2f: New exhibit showing the Center for the Arts site, conceptual building elevation and conceptual plan.
- Exhibit 3.3: Specific Plan area boundary change, removal of stop signs and the “future signalization intersections” callout at the Walnut Avenue/Center Street and Walnut Avenue/Shaffer Street intersections, and addition of a “signalized intersection” callout at the Walnut Avenue/Center Street intersection to reflect the current conditions.
- Exhibit 3.4: Specific Plan area boundary change, removal of a two-way marked crossing at the Walnut Avenue/Orange Street intersection, and removal of a four-way marked crossing and addition of two-way market crossings at the Walnut Avenue/Grand Street intersection to reflect the current conditions.
- Exhibit 3.6: Specific Plan area boundary change, and addition of the label “h” to identify the location of the Wilkinson Hall Garden Room on the graphic, which was previously listed in the legend of the exhibit but not shown on the graphic.
- Exhibit 4.1: Specific Plan area boundary change, and update of existing water line sizes along Walnut Avenue, Glassell Street and University Drive.
- Exhibit 4.2: Specific Plan area boundary change, update of existing sewer line sizes along Walnut Avenue, and removal of a sewer line that stemmed from Glassell Street into the Specific Plan area.
- Exhibit 4.3: Specific Plan area boundary change, and indication of existing storm drain line sizes along Walnut Avenue.
- Exhibit 6.1: Specific Plan area boundary change, and designation of the entire campus area on the east side of Glassell Street as the A-1 Planning Area.

- Exhibit 6.2: Specific Plan area boundary change, removal of cross section key D (no longer applicable), addition of cross section keys W and X, and update of cross section key J to show 60' height limit at building setback (maximum of 55' for the Center for the Arts only).
- Exhibit 6.3b: Removal of cross section D (no longer applicable).
- Exhibit 6.3d: Update of cross section J to show the proposed building height limit, building setback, ratio of setback distance to height along the east side of Glassell Street, and maximum height for the Center for the Arts.
- Exhibit 6.3h: Addition of cross sections W and X to show the proposed building height limit, building setback, and ratio of setback distance to height adjacent to the off-site commercial use and Walnut Avenue, respectively.
- Exhibit B.1: Specific Plan area boundary change, and update of the existing land use designations consistent with the City of Orange General Plan Update.
- Exhibit B.2: Specific Plan area boundary change, and update of the proposed land use designation consistent with the City of Orange General Plan Update.
- Exhibit E.1: Specific Plan area boundary change, and update of the existing zoning designations consistent with the City of Orange Zoning Map.
- Exhibit E.2: Specific Plan area boundary change, and update of the proposed zoning designation consistent with the City of Orange Zoning Map.
- Exhibit K.1: Specific Plan area boundary change, and additions of labels to identify the parcels being added to the Specific Plan areas.
- Exhibit K.2: Update of the main campus area to the east of Glassell Street between Walnut Avenue and University Drive.
- Other minor modifications throughout the Specific Plan to ensure consistency and reflect existing conditions, as warranted.

SPECIFIC PLAN AMENDMENT NO. 7

Amendment No. 7 amended the Chapman University Specific Plan to accommodate the following:

- Update or redesign of exhibits, photographs, sections, layout, etc. throughout the Specific Plan for better viewing and quality.

- General adjustment of the Specific Plan to update new/renamed building, promenade and plaza names.
- Adjustment of the Specific Plan boundary to remove Glassell Street and Atchison Street overlays.
- Adjustment of the Specific Plan boundary to remove the Area of Interest designation. The University has acquired land previously identified in Amendment No. 6 as part of the Area of Interest that was to be the next step in campus development.
- Adjustment of the Specific Plan boundaries and associated planning area acreages.
- ~~Several potential redevelopment sites have been identified with the Specific Plan area. These sites contain non-contributing historic structures which no longer function at maximum efficiency for current University needs.~~
- Include a new section, 3.5, *Student Enrollment*, to include new regulations regarding full-time equivalency.
- Include a new section, 3.6, *Student Housing*, to include new requirements including a 50 percent requirement for students to live in Chapman-owned housing and to require that first- and second-year students must live in Chapman-owned housing.
- Include a new section, 3.7, *Quality of Live Initiatives*, to include new requirements that will improve the quality of life for Chapman University students and those living in the surrounding community.
- Adjustment of Specific Plan Section 4.2.1, Law Enforcement to update the description of University Public Safety Department.
- Addition of a new section on Conceptual Grading.
- Addition of new site planning guidelines in Section 5.3.2, Parking Areas of the Specific Plan.
- Adjustment of the Specific Plan to expand upon Section 5.4.3 Campus Sub-Areas to include descriptions of some of the spaces and areas within each planning area.
- Adjustment of the Specific Plan to expand upon Section 5.5.1, Hierarchy of Landscape Spaces to include characteristics and descriptions of gateways, gathering spaces and promenades.
- Incorporation of new Section 5.5.2a, Campus Plant Palette, which lists existing and proposed trees, palms, shrubs, and groundcovers.

- Incorporation of new Section 5.5.2b, General Irrigation Guidelines.
- Incorporation of new Section F under Section 5.5.6, Lighting. The new section pertains to Outdoor lighting for Athletic Fields/Courts and Other Recreational Facilities.
- Revisions to Section 5.5.7, Walls and Fences to address conditions adjacent to railroad crossings. In addition, Section D - Retaining Walls was added.
- Update to Section 5.7.2, Perimeter Signs to address freestanding identification and directional signs.
- Update of Section 5.8, *Historic ~~xxxx~~ Preservation and Enhancement Guidelines for Historic Resources to reflect the recently adopted [Historic Preservation Design Standards for Old Towne Orange](#).*
- Addition of Chapman University Sustainability statement.
- Adjustment of the Specific Plan to Section 6.4.1, Specific Plan Area-wide Standards. New cross sections created to show changes to building height and setbacks.
- Change in the minimum campus-wide open space requirement to 25% from the previous 30%.
- ~~Increase in maximum Floor Area Ratio to 1.25 from 1.0 (previously an FAR transfer of up to an additional 25% on a building parcel or site shall be permitted, so long as the FAR of 1.0 on the overall campus is not exceeded).~~
- Update of the permitted uses tables for the A-1, A-2 and B planning areas.
- [Decrease the required student resident parking requirement to reflect observed conditions at Chapman University's Residence Block.](#)
- Revision to Section 7.2, Phasing to increase the maximum enrollment of students to ~~11,650~~[10,185 FTE](#) from 8,700 [headcount](#).
- ~~Increase in~~[Eliminated](#) the ~~maximum number of~~ classroom ~~seats to 7,500 from 5,000 seat~~ [requirement](#)
- Update of the listing of projected future campus improvements in Section 7.2, Phasing.
- Clarification to Section 7.3.5, Site Plan Review Submittal Requirements.
- Addition of Section 7.7, Severability.

- Addition of Section 7.9 regarding Variance and Conditional Use Permits.
- Addition of Section 7.11 discussing project Financing.