

APPENDIX I: MATERIAL SUBSTITUTION

USE OF APPROPRIATE MATERIALS

Applicability

These provisions for use of appropriate materials are consistent with the Old Towne District requirements.

Maintenance, Repair and Alteration

The policy is to retain, repair or restore rather than replace historic building materials. Where severely deteriorated or irreparable historic building materials must be replaced, only areas of deterioration shall be replaced with in kind materials matching existing in material, design, texture and color.

If severely deteriorated historic building materials cannot be repaired or replaced with in kind materials, the repair or replacement material shall exactly match appearance of existing in design, texture and color.

Additions

Additions which are compatible in scale and character with existing historic and non-historic resources shall utilize in kind materials and shall be differentiated from existing by a change in plane, offset, reveal or demarcation so that it is clear where the historic resource ends.

Replacement of a Historic Detached Garage

Replacement of a historic detached garage shall be generally in the same location, replicate existing garage in architectural style, roof shape, fenestration pattern, compass orientation, and utilize in kind materials matching existing in material, design, appearance, texture and color.

Sources and Types of In Kind and Alternate Materials

The City's Planning Department maintains a listing of sources for in kind and alternate materials. Listed are sources for salvaged reproduction and alternate materials.

APPENDIX J: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties changes over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

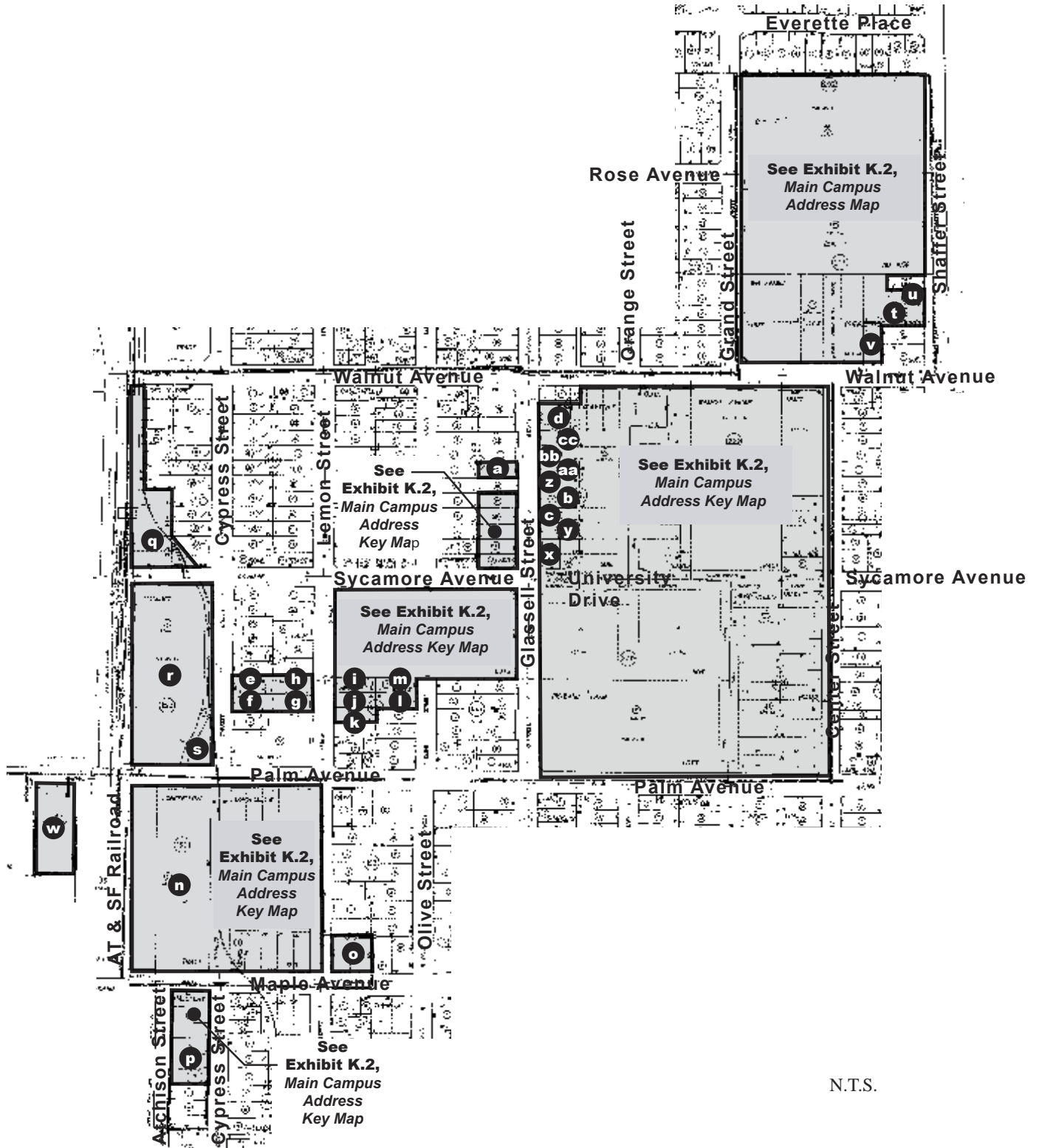
APPENDIX K: LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN

The section includes a list of addresses for all properties included in the Chapman University Specific Plan area, and a key map showing where these properties are located.

LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN

Letter on Map	Address
a	452 N. Glassell Street
b	433-439 N. Glassell Street
c	425-431 N. Glassell Street
d	475-489 N. Glassell Street
e	343 N. Cypress Street
f	337 N. Cypress Street
g	328 N. Lemon Street
h	336 N. Lemon Street
i	345 N. Lemon Street
j	337 N. Lemon Street
k	327 N. Lemon Street
l	336-338 N. Olive Street
m	348 N. Olive Street
n	401 W. Maple Avenue
o	235 W. Maple Avenue
p	158 N. Cypress Street
q	544 N. Cypress Street
r	350 N. Cypress Street
s	379 N. Cypress Street
t	526 N. Shaffer Street
u	534 N. Shaffer Street
v	415 E. Walnut Avenue
w	Palm Avenue Parking Lot (APN 386-451-33): no address is found
x	415 N. Glassell Street
y	421 N. Glassell Street
z	441-447 N. Glassell Street
aa	449-455 N. Glassell Street
bb	457-463 N. Glassell Street
cc	465-471 N. Glassell Street

LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN



N.T.S.

Exhibit K.1, Specific Plan Area Address Key Map

LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN

Number on Map	Address
1	200 W. Sycamore Avenue
2	150 W. Sycamore Avenue
3	370 N. Glassell Street
4	328 N. Glassell Street
5	393 N. Glassell Street
6	323 N. Glassell Street
7	333 N. Glassell Street
8	332 N. Orange Street
9	321 N. Glassell Street
10	215 E. Palm Avenue
11	301 No. Orange Street
12	222 E. University Drive
13	245 E. Palm Avenue
14	367 E. Palm Avenue
15	315 E. Palm Avenue
16	346 N. Center Street
17	386 N. Center Street
18	323 E. Walnut Avenue
19	535 N. Grand Street
20	525 N. Center Street
21	590 N. Shaffer Street
22	575 N. Center Street
23	595 N. Center Street
24	625 N. Center Street
25	550 N. Center Street
26	219 E. Sycamore Avenue
27	425 N. Orange Street
28	576 N. Shaffer Street
29	434 N. Glassell Street
30	428 N. Glassell Street
31	418 N. Glassell Street
32	410 N. Glassell Street
33	402 N. Glassell Street
34	415-489 N. Glassell Street (Proposed Center for the Arts Site)
35	155 E. University Drive
36	220 N. Cypress Street (Future Chapman Studio)
37	190 N. Cypress Street

LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN

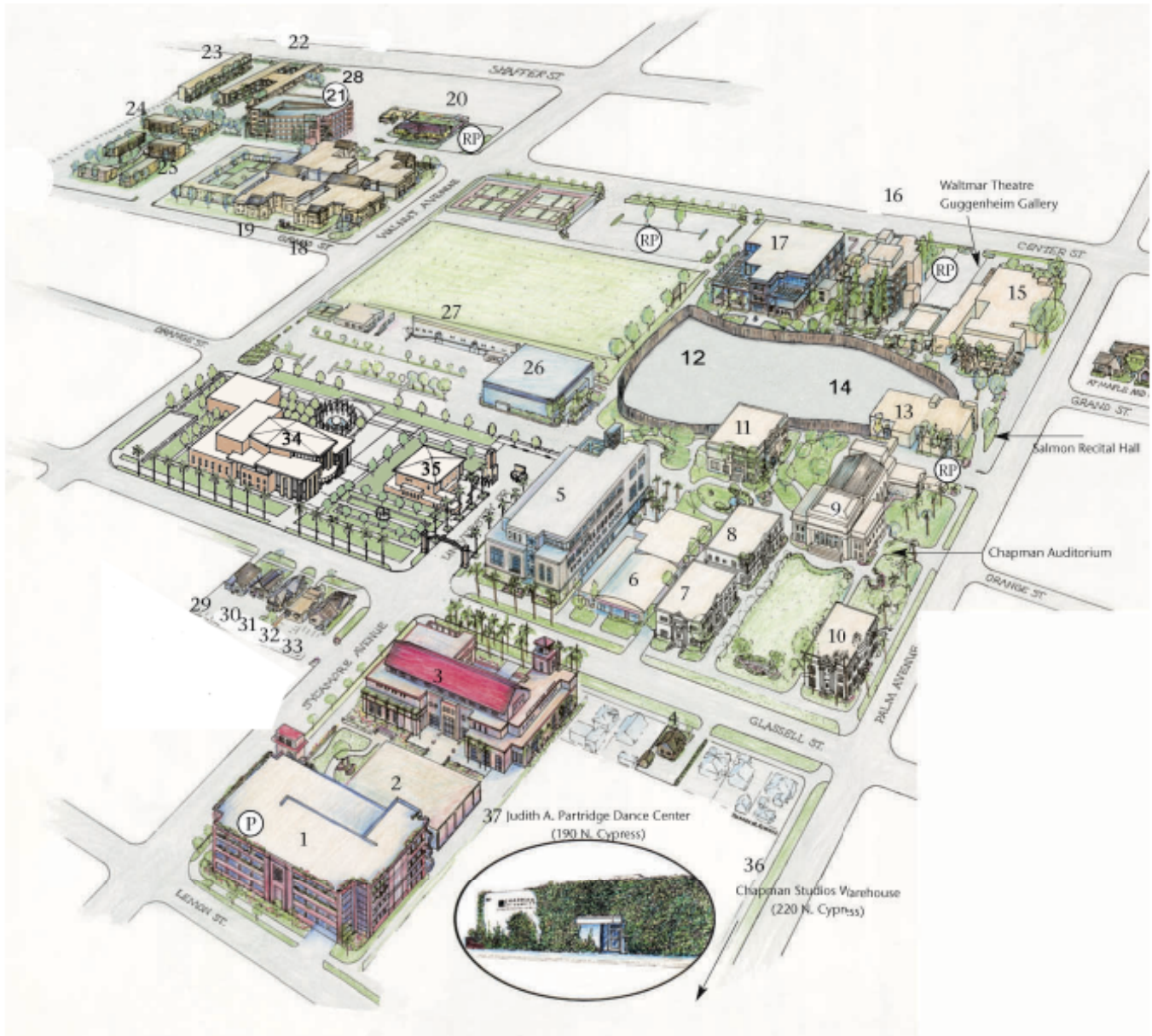


Exhibit K.2, Main Campus Address Key Map

LIST OF ADDRESSES FOR PROPERTIES IN THE SPECIFIC PLAN _____

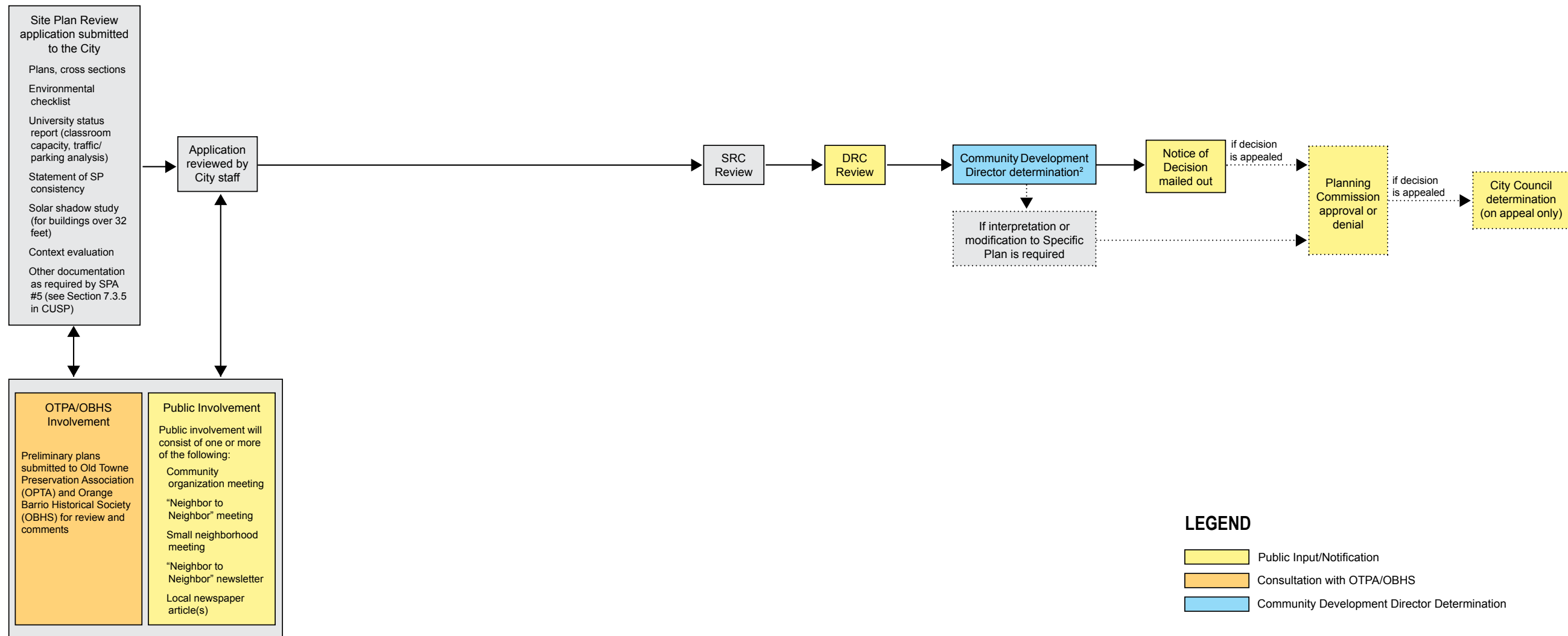
--

A P P E N D I X L :
S I T E P L A N R E V I E W
P R O C E S S C H A R T

City of Orange -- Site Plan Review Process

(Proposed Process Applies only to Chapman University Specific Plan Area)

Proposed Site Plan Review Process

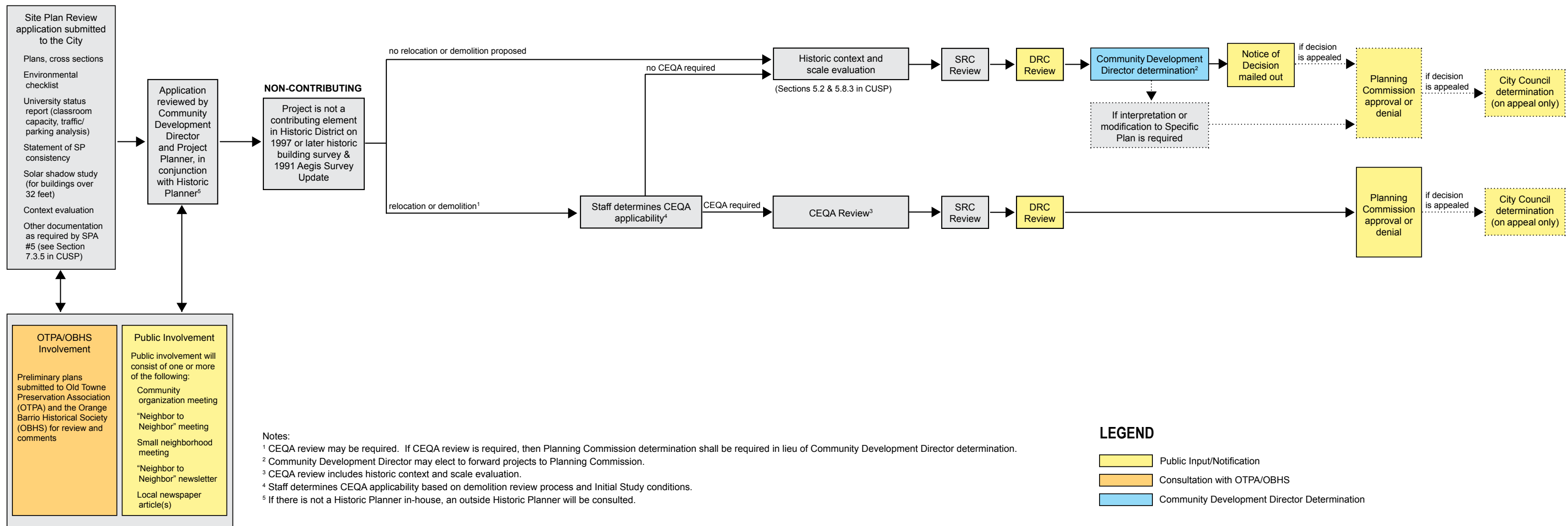


A P P E N D I X M :
H I S T O R I C R E V I E W
P R O C E S S C H A R T

City of Orange -- Historic Review Process for Projects Involving Non-Contributing Structures in the Historic District

(Proposed Process Applies only to Chapman University Specific Plan Area)

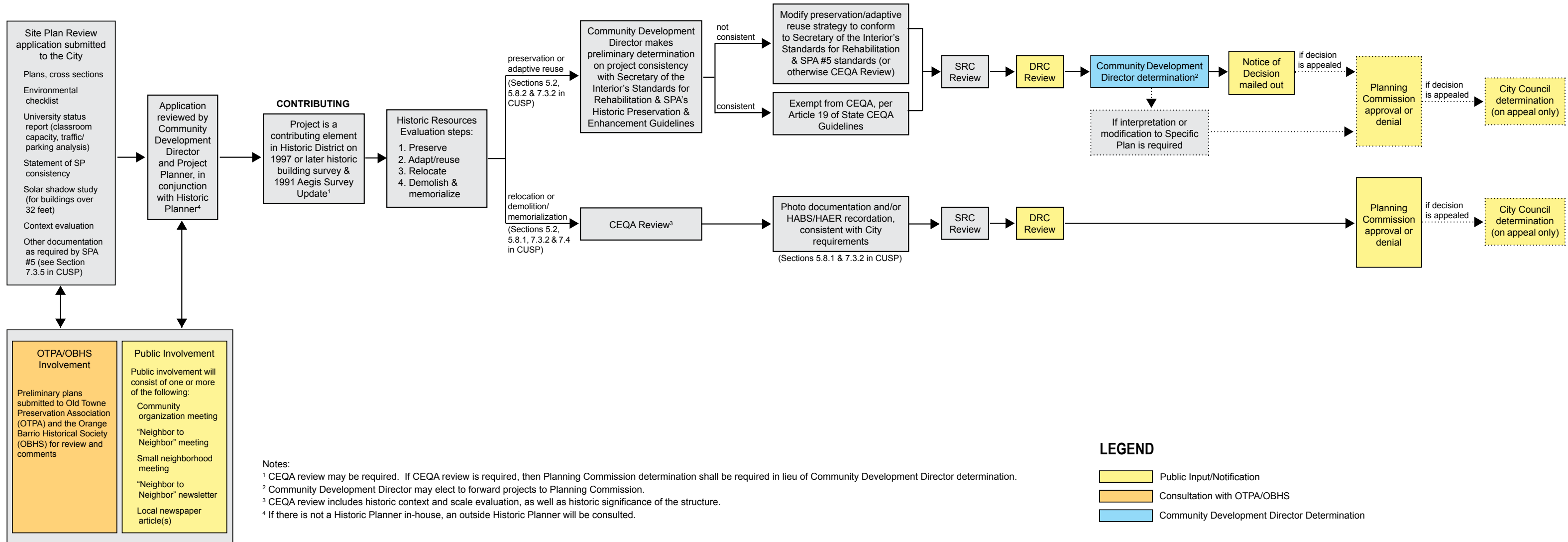
Proposed Historic Review Process for Projects Involving Non-Contributing Structures in the Historic District



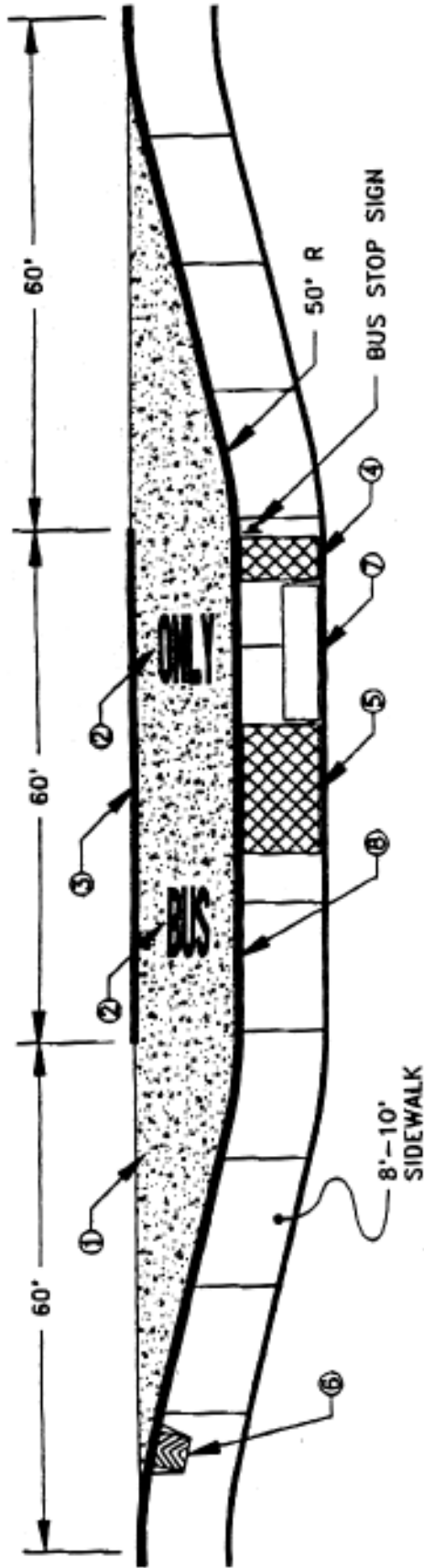
City of Orange -- Historic Review Process for Projects Involving Contributing Historic Resources in the Historic District

(Proposed Process Applies only to Chapman University Specific Plan Area)

Proposed Historic Review Process for Projects Involving Contributing Historic Resources in the Historic District

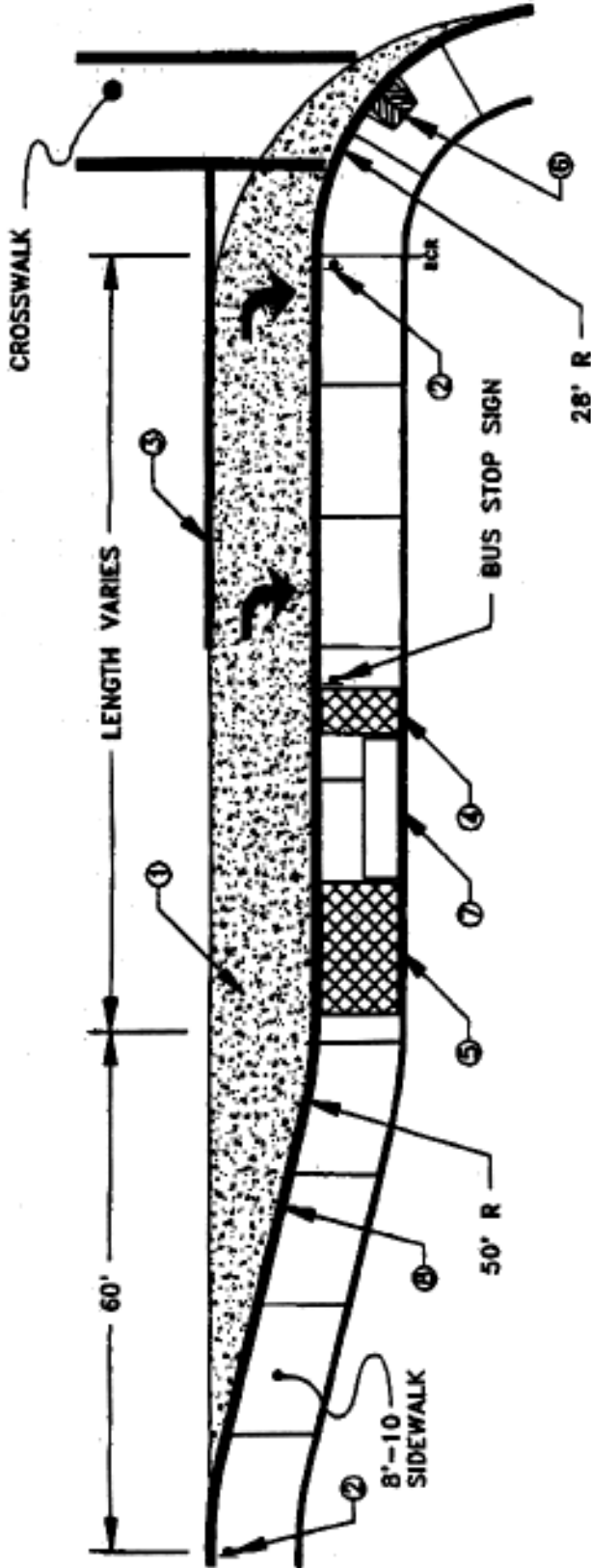


A P P E N D I X N :
O R A N G E C O U N T Y
T R A N S P O R T A T I O N
A U T H O R I T Y
(O C T A) D E S I G N
G U I D E L I N E S F O R
B U S F A C I L I T I E S



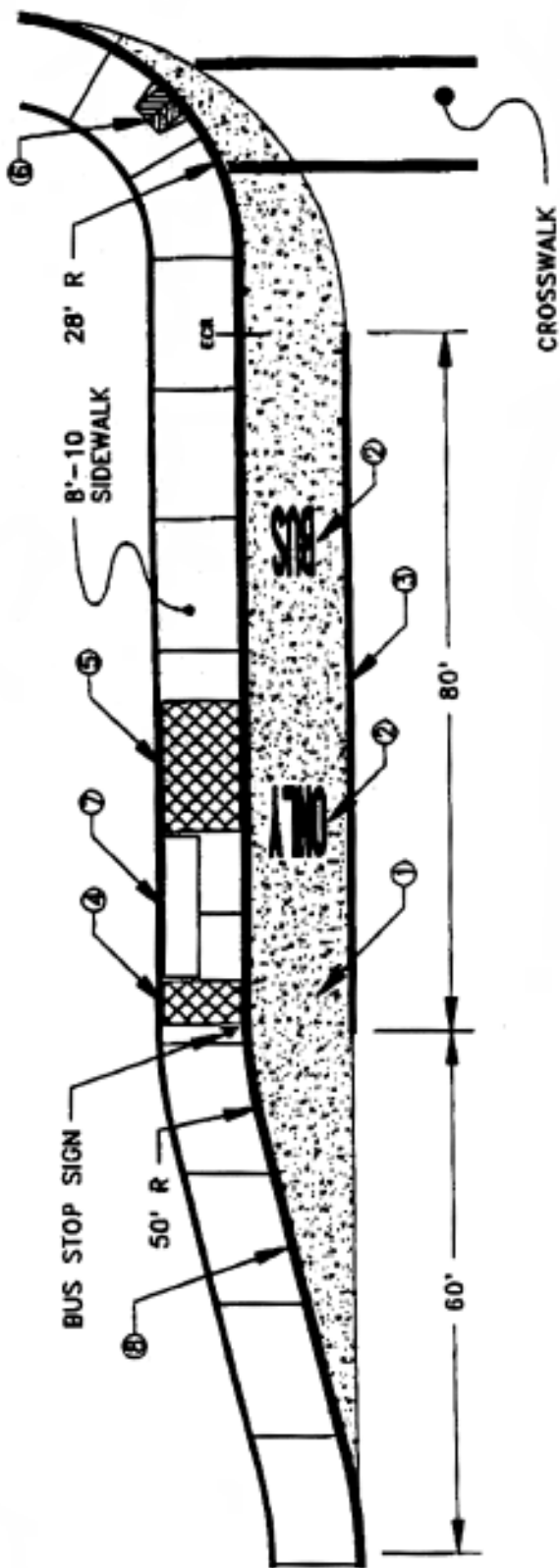
NOTES:

- ① 12' WIDE BUS PAD - 3000 PSI P.C.C. PAVEMENT, 9" DEEP WITHOUT RE-BAR, OR 8" DEEP WITH #3 RE-BAR AT 18" ON CENTER.
- ② PER CALTRANS STANDARD PLANS A24E (OPTIONAL).
- ③ PER CALTRANS STANDARD PLANS A20D, DETAIL 38A (OPTIONAL).
- ④ 5'W x 8'D FRONT DOOR WHEELCHAIR LOADING AREA.
- ⑤ 10'W x 8'D REAR DOOR WHEELCHAIR LOADING AREA.
- ⑥ WHEELCHAIR ACCESS RAMP (LOCATION MAY VARY).
- ⑦ SHELTER OR BENCH LOCATION.
- ⑧ DRIVEWAYS SHOULD BE AVOIDED WITHIN TURNOUT/BUS ZONE.



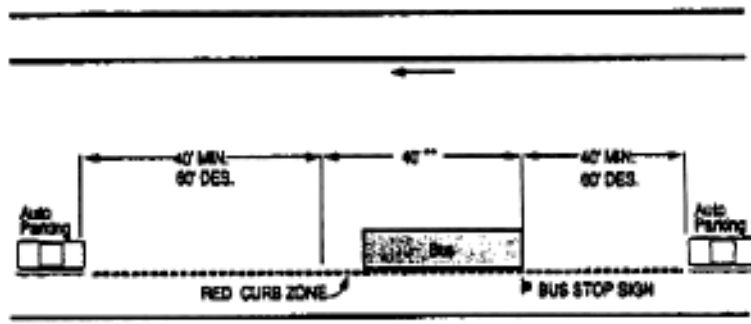
NOTES:

- ① 12' WIDE BUS PAD - 3000 PSI P.C.C PAVEMENT, OR 9" DEEP WITHOUT RE-BAR, OR 8" DEEP WITH #3 RE-BAR AT 18" ON CENTER.
- ② R18 SIGN WITH BUS EXEMPT SIGN.
- ③ PER CALTRANS STANDARD PLANS A20D, DETAIL 38A.
- ④ 5'W x 8'D FRONT DOOR WHEELCHAIR LOADING AREA.
- ⑤ 10'W x 8'D REAR DOOR WHEELCHAIR LOADING AREA.
- ⑥ WHEELCHAIR ACCESS RAMP.
- ⑦ SHELTER OR BENCH LOCATION.
- ⑧ DRIVEWAYS SHOULD BE AVOIDED WITHIN TURNOUT/BUS ZONE.

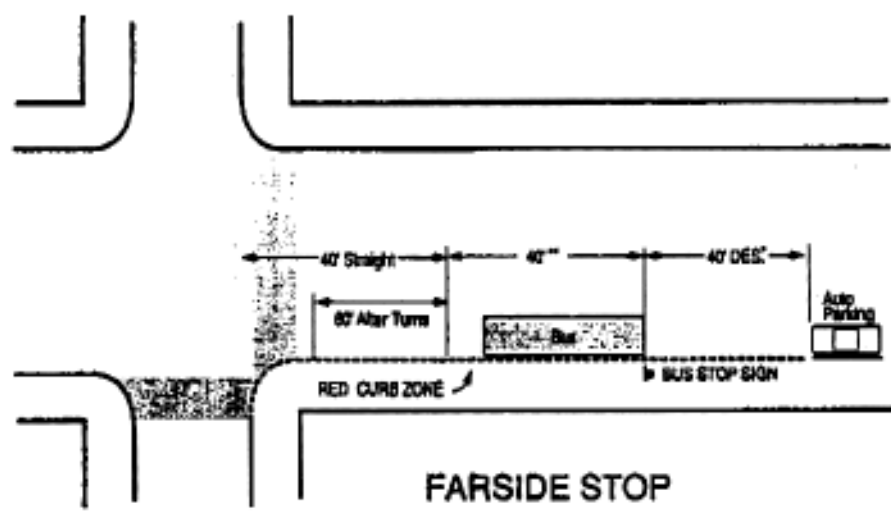


NOTES:

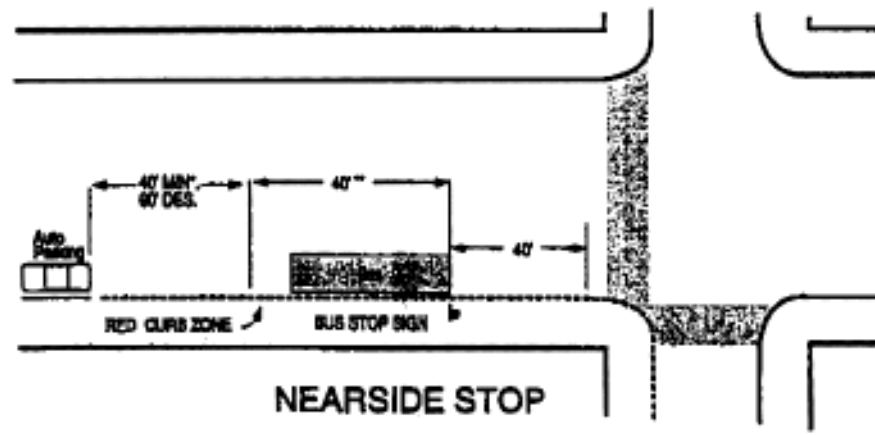
- ① 12' WIDE BUS PAD - 3000 PSI P.C.C. PAVEMENT, OR 9" DEEP WITHOUT RE-BAR, OR 8" DEEP WITH #3 RE-BAR AT 18" ON CENTER.
- ② PER CALTRANS STANDARD PLANS A24E (OPTIONAL).
- ③ PER CALTRANS STANDARD PLANS A20D, DETAIL 38A (OPTIONAL).
- ④ 5'W x 8'D FRONT DOOR WHEELCHAIR LOADING AREA.
- ⑤ 10'W x 8'D REAR DOOR WHEELCHAIR LOADING AREA.
- ⑥ WHEELCHAIR ACCESS RAMP.
- ⑦ SHELTER OR BENCH LOCATION.
- ⑧ DRIVEWAYS SHOULD BE AVOIDED WITHIN TURNOUT/BUS ZONE.



MID-BLOCK STOP



FARSIDE STOP



NEARSIDE STOP

* 40' minimum for low speed and low volume streets
60' desirable for high speed and high volume streets

**This 40 foot berth is for a single large 40 foot vehicle. For articulated vehicles, a 60 foot berth is necessary. These dimensions are for one bus position only; if more positions are required at a stop, see Figure 11.

NOT TO SCALE

A P P E N D I X O :
P L A N N I N G
C O M M I S S I O N &
C I T Y C O U N C I L
H E A R I N G M I N U T E S

APPROVED

(2) GENERAL PLAN AMENDMENT 2009-0004; ZONE CHANGE 1256-09; SPECIFIC PLAN AMENDMENT 0001-09; TENTATIVE PARCEL MAP 2010-147; AND MITIGATED NEGATIVE DECLARATION (ENV 1821-09) – CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT #6

The applicant proposes the 6th amendment to the Chapman University Specific Plan (SPA 6) to add six parcels and allow the future development of the Center for the Arts. The project includes the following entitlements: General Plan Amendment, Zone Change, Specific Plan Amendment, Tentative Parcel Map, and Mitigated Negative Declaration. No construction or demolition is proposed with this application. This application would only amend the Specific Plan. Such proposals will be reviewed for consistency with the Chapman University Specific Plan if this amendment is approved.

NOTE: Mitigated Negative Declaration No. 1821-09 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. The Mitigated Negative Declaration finds that the project will have less than significant impacts to the environment with the implementation of standard conditions and mitigation measures.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. 25-11 recommending City Council approval of General Plan Amendment 2009-0004; Zone Change 1256-09, Specific Plan Amendment 0001-09, Tentative Parcel Map 2010-147 and Mitigated Negative Declaration (ENV1821-09) to amend the Chapman University Specific Plan to add 6 parcels and allow for the Center for the Arts.

Associate Planner Doris Nguyen presented a project overview consistent with the Staff Report.

Chair Steiner opened the Public Hearing and asked if there had been any additional communication received? There was none. Chair Steiner invited the applicant to address the Commission.

Ken Ryan, address on file, stated he was with KTG Y and representing Chapman University on the project before them. They had submitted an application for the project that was before the Planning Commission for the General Plan and Specific Plan Amendments back in May of 2010. They had been busy working hard with their team of consultants, the University, City Staff and the community. The Staff Report had been reviewed along with the Conditions of Approval and the Environmental Analysis and they were very satisfied and comfortable with the mitigation measures included.

Mr. Ryan stated the project before them proposed to add one acre of land to the Specific Plan along Glassell and Walnut. He presented a PowerPoint and referred to the slides as he continued with the presentation. The green area on the diagrams would allow for the Center for the Arts to be built. It was an area that would be used for theater, dance, and music departments, for the University's College of Performing Arts. Currently the use was throughout the campus and other venues that the campus owned. The space would be used for University purposes and also for special City events. The process was a Specific Plan Amendment that would allow for the Performing Arts Center and basically added the boundary to the A1 planning area on the University campus. As Staff had indicated, the action that was before the Planning Commission was related to a General Plan Zone Change, Tentative Parcel Map and Mitigated Negative Declaration. The design aspect was being processed separately. A couple of significant aspects was to understand the context; and from a massing perspective, the arts facility would be 90' tall, and they would be going underground 50' in order to ensure the height of the building would be consistent with the existing buildings on site. The total visible height of the building would be 55' in height. He presented a graphic that outlined the heights of the other existing buildings on campus. In addition, the vision at University Drive and Glassell was an open space element, a great lawn that was indicative of other Universities around the country.

Mr. Ryan stated the Zone Change would adjust the Specific Plan boundary to include the University owned parcels that were currently outside the Specific Plan area that were on the east side of Glassell, between University Drive and Walnut. It would adjust the academic plan boundary and list permitted uses; including all University owned properties on the east side of Glassell. It would adjust the Glassell Street overlay boundary and the amendment before them related to just a specific portion of the campus, which he explained through graphics he presented. The area was along Glassell and Walnut. It was the area that would be added to the Specific Plan and it was the only change before them, in terms of a modification to the Specific Plan boundary. Staff had indicated the discretionary approvals that were before the Commissioners. In terms of the General Plan Amendment and Zone Change, he presented a graphic that outlined the change. The current General Plan Land Use designation of public facilities and institutions and the Old Towne mixed use maximum of 15 dwelling units per acre was being modified to the A-1 designation as part of the Specific Plan Amendment. He presented an overlay that showed the original Specific Plan adoption, and stated the University had owned a couple of the parcels adjacent to Glassell and those parcels, in addition to other parcels owned by the University, would be incorporated into the A-1 designation.

Mr. Ryan stated although the Major Site Plan and Design Review was not before the Planning Commission, he wanted to present a plan view of how they proposed the facility would fit into the zone. The market on the corner was not a part of the project and they had incorporated landscaping and set backs to accommodate that. He reviewed the open space area and noted where architectural structures would be laid out and the facility itself would be located within the General Plan and Zone that was before them. The site

laid out, spatially, very nicely with the other buildings on campus. There would be access through the parking structures and no parking on Glassell. The street scene along Glassell fit in with the overall community. The new building was proposed to be 55' high and was consistent with the zoning in the area of a maximum of 62'; the Law School was 90' high, the Chapel Tower was 75', the Chapel was 47', the Center for the Arts was at 55' and Beckman Hall Tower was 89'. The 55' maximum height of the proposed new building was consistent with the core area of the campus.

Mr. Ryan stated they had conducted community outreach and noticed 7,000 residents in Orange with their Neighbor to Neighbor newsletter. They invited 7,500 neighbors to attend various neighborhood meetings, they discussed the project on a number of occasions; on November 9, 2010, April of 2011, and most recently in August with their neighbor to neighbor meetings. They had also met with the OTPA and OBHS to review the project. He was available for any questions the Commissioners had.

Commissioner Gladson asked Mr. Ryan to explain the vision for the circulation included in the Specific Plan Amendment for access to the new use?

Mr. Ryan stated that was reviewed thoroughly and there were a couple of things that were important, one being timing of when events occurred. Typically events at the facility would occur on Friday, Saturday and Sunday. Those would be non-peak period times, and on Monday, Tuesday, Wednesday and Thursday both parking structures were half full in terms of parking; and that issue was evaluated very deeply. Many of the people arriving to the events would be walking to the facility and that was included in their traffic analysis. If driving to the event, the Lassinger parking structure would be utilized, and that facility was primarily empty on Friday, Saturday and Sunday. When the structures were half full during the other weekdays, parking would occur at the two parking facilities, which were equal in distance from the arts facility, and there was extra capacity per the City code, 427 spaces required for a worst case scenario and another 15% was added with the total spaces of 495 being required. Lassinger had 895 spaces and Barrera had 694 spaces, which gave a total of 1589 spaces provided. They felt comfortable with the extra capacity provided based on the events that would occur at the facility.

Commissioner Gladson stated she believed with the Staff presentation there was reference to a tenant that had concerns over the loss of their apartment, and she asked if Mr. Ryan could explain the loss of the 24 apartments that would occur with their proposal.

Mr. Ryan stated they had been very forthright with everyone living in the Specific Plan area and those that would be added to the Specific Plan Amendment. Those were areas that would be added and changed. For Walnut Center, over 2 years ago, they had spoken with those folks and had recently had conversations with them that there would be the need for them to move once construction had begun and it had been discussed for some time. In regard to the apartments, The Wells-Fry Apartments had 16 units with 12

students and 4 non-Chapman residents; the non-Chapman tenants had been contacted over 2 years ago and would be given a 60 day notice as residential tenants prior to constructions. The students would move out on May 31, 2012 when their lease expired. In terms of the Glassell apartments those had 8 units, with 8 students that were living there on a month to month lease. With their leases expiring on May 31, 2012, they would find new accommodations as well.

Commissioner Gladson stated if she was understanding correctly; the 24 units would not be replaced somewhere else on the campus?

Mr. Ryan stated that was correct.

Chair Steiner stated two existing parking lots would be demolished and he asked how many spaces would be lost?

Mr. Ryan stated 121 spaces. In the capacity analysis and availability of parking they had reviewed that. Along with issues related to special events and how that would impact parking, they were satisfied that their would be adequate parking available.

Chair Steiner asked how would buses fit into the parking plan.

Mr. Ryan stated that was evaluated in the Environmental document. Exhibit No. 17 addressed the bus issue and buses would park on the south side of Walnut for loading and unloading. Across the street were the residential University units and the buses would park at 2 to 3 buses only on the south side of Walnut, any additional buses would park at the Idaho lot at Cypress.

Chair Steiner opened the item for Public Comment.

Pamela Wade, address on file, stated she was present with her mother, Charlene Wade. Ray Wade had the barber shop that had been there for 50 years. It was across from where the new construction would occur. She wanted to view the slide that had the Palm trees on it and she asked if all the parking across the street would be removed? That was parking that was used by shop patrons. Regarding the lights, there was an issue with the lights from the pool area of the University; the lights from the football stadium would shine down, but the pool lights were pointed directly into their home. She asked if those lights could be directed downward and she asked how the lights for the new facility would be handled. She asked with the construction, what type of time frame would the construction take and how would that affect their barber shop; as it was the primary source of her mother's income? She stated they had not received the invite to the neighborhood meeting in August.

Chair Steiner asked Mr. Ryan to address the concerns presented by Ms. Wade?

Mr. Ryan stated on the parking there would not be a change to parking along Glassell. There would not be facility parking along Glassell, but parking would still be permitted

there; anyone coming to the Chapman facility would be directed to the parking structures. In regard to the pool lights, he felt that with the new facility at the proposed height, the lights would be blocked from shining toward the residential property. They had conducted shade and shadow studies with a conclusion of no impact. For the construction time line, they would adhere to all City standards for construction and the staging and hours of operation with the total construction time being approximately 24 months.

Chair Steiner brought the item back to the Commission for any further discussion or action.

Commissioner Gladson stated she felt it was good for the Commissioners to discuss the proposal in terms of the openness of how they operated as a Planning Commission; it was an important Amendment to the Chapman Specific Plan. It had taken a year, and a year well spent to get it right and to review all the details, to go through the proposal with a fine tooth comb and she had spent the weekend reviewing the minutia of the Environmental documents and Staff Report. She had looked for any holes that troubled her; and she wanted to ensure that they, as a Planning Commission, were doing their job and as representatives of the City Council, that they had covered all their bases. The proposal before them was a critical Land Use proposal and they needed to determine if it was an appropriate Land Use for that specific area of the University campus. It was also capturing property that the University owned and the proposal to incorporate it into the Specific Plan.

Some of the issues she had were related to the site plan and that was not within the Planning Commission's purview and she would leave that to the DRC and Staff to work out. Ironing out some of the issues on Walnut and how buses would maneuver into the area had been a bit concerning to her. Commissioner Gladson stated she had driven along Walnut prior to the meeting and she had reviewed the slides and was comfortable with that particular issue. There were a number of really tight mitigation measures that spoke to Ms. Wade's concerns about construction time lines and requirements of various City Standards and she had a comfort level on how those components were outlined to ensure compliance. It was not something that was passing through the Commission without careful consideration. She had been concerned with the loss of the 24 apartments and one of the things that she had shared with Staff earlier in the day was if that would hurt the City on a different level; but as it was a University campus plan, it would not. It was important for Chapman to consider that in the future as other things happened on their site. Those were her observations and she appreciated hearing feedback as they wrestled with their deliberations on making a decision.

Commissioner Buttress stated she had concerns about the parking and was pleased with how well those issues had been addressed and her questions had been answered. With a structure and changes that were being made there were issues which had been addressed; and one of those being the bus issue. On her questions with the Specific Plan change, she was comfortable with what was presented and the issues addressed.

Commissioner Grangoff stated he was comfortable with the Staff's recommendation and he wanted to clarify with Staff that they were approving the change to the Specific Plan and the building would not be going before the Planning Commission?

Planning Manager Leslie Aranda Roseberry stated that was correct. The Planning Commission was reviewing the framework of the Specific Plan. The building and site plan would go before the Design Review Committee and to the Community Development Director for a final determination as outlined in the Chapman Specific Plan process.

Commissioner Grangoff asked if the public would be able to provide comment at the Design Review Committee meeting.

Ms. Aranda Roseberry stated yes, they would have that opportunity.

Commissioner Buttress made a motion to recommend approval to the City Council of PC Resolution No. 25-11, adopting General Plan Amendment 2009-0004; Zone Change 1256-09; Specific Plan Amendment 0001-096; Tentative Parcel Map 2010-147 and Mitigated Negative Declaration (ENV 1821-09)-Chapman University Specific Plan Amendment #6, and subject to the conditions contained in the Staff Report.

SECOND: Commissioner Grangoff
AYES: Commissioners Buttress, Gladson, Grangoff and Steiner
NOES: None
ABSTAIN: None
ABSENT: Commissioner Merino

MOTION CARRIED

(3) ADJOURNMENT:

14. PUBLIC HEARINGS (Continued)

MOTION - Smith

SECOND - Dumitru

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved to uphold the appeal and direct the findings be brought back in a resolution for approval at a future meeting.

14.2 CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT NO. 6 – GENERAL PLAN AMENDMENT 2009-0004, ZONE CHANGE 1256-09, SPECIFIC PLAN AMENDMENT 0001-09, TENTATIVE PARCEL MAP 2010-147, AND MITIGATED NEGATIVE DECLARATION 1821-09. (C2300.E GPA-2009-0004)

Time set for a public hearing to consider the proposal to add six parcels and allow the future development of the Center for the Arts located at 415 through 489 N. Glassell Street, and Chapman University Parking Lots 2 and 3.

Discussion – Community Development Director Alice Angus provided the staff report.

THE MAYOR OPENED THE PUBLIC HEARING.

Ken Ryan, representative for the applicant Chapman University, presented the four points of the overlay. In response to questions from Mayor Cavecche, he further explained the results of the parking survey and the goals of the parking management plan.

Mayor pro tem Smith stated she had grave concerns with the parking situation. She stated the need to assign a specific employee with the responsibility of ensuring adequate parking, a requirement agreed upon between the City and the University in the past; that this person would schedule events so that the available parking is not exceeded; and identified the concept as “shared parking”. She stated that the Lastinger and Barrera parking structures are expected to also serve two new buildings in the near future. She further asked about parking tickets issued in the parking structures, and whether there is adequate signage to inform users of the rules. She also raised the issue of the lighted sign and stated it was not appropriate for the Old Towne district.

Councilmember Whitaker raised concerns with use of on-street parking by the staff; the path used for valet parking; and the electronic sign. He stated the Wilson Field electronic sign has received a lot of negative feedback. He further stated event timing as being important to ensuring adequate parking.

Community Development Director Alice Angus responded to questions from Council and stated that electronic signs are permitted within the academic zones, including residential areas. She indicated that the traffic engineer has assessed the proposed valet parking plan and ensured it would not impact intersections, but this can be tightened up when structuring conditions on

14. PUBLIC HEARINGS (Continued)

the project. She further stated the existence of a traffic management plan report card used annually to address the parking situation. She also provided details on the planned parking for future projects.

THE MAYOR CLOSED THE PUBLIC HEARING.

Mayor Cavecche clarified with staff a change to Ordinance 21-11 to change the language to only permit electronic signs in the area of the Center for the Arts.

City Attorney David DeBerry also corrected the first paragraph of Resolution No. 10613 to state the "application filed by Chapman University".

RESOLUTION NO. 10613

A Resolution of the City Council of the City of Orange Approving and Adopting Mitigated Negative Declaration No 1821-09, General Plan Amendment 2009-0004, Tentative Parcel Map 2010-147, and Reclassifying Approximately 0.9 Acres of Property from Old Towne Mixed-Use Max 0.6 FAR (OTMIX) to Public Facilities Institutions Max 2.0 FAR (PFI) upon Property Located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

MOTION - Cavecche

SECOND - Dumitru

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved to approve Resolution No. 10613, with the change to the application being filed by Chapman University in the first paragraph.

ORDINANCE NO. 20-11 (FIRST READING)

An Ordinance of the City Council of the City of Orange Approving the Reclassification of Approximately 0.9 Acres of Property from Old Towne Mixed-Use Spoke Street (OTMU-15S) to Public-Institution Specific Plan (P-I [SP]) Located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

MOTION - Cavecche

SECOND - Bilodeau

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved that Ordinance No. 20-11 be read by title only and same was set for second reading by the preceding vote.

14. PUBLIC HEARINGS (Continued)

ORDINANCE NO. 21-11 (FIRST READING)

An Ordinance of the City Council of the City of Orange Approving the Sixth Amendment to the Chapman University Specific Plan to add Six Parcels and to Allow the Center for the Arts Use Located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

MOTION - Cavecche

SECOND - Whitaker

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved that Ordinance No. 21-11 be read by title only and same was set for second reading by the preceding vote, with the change to the language to permit electronic signs in the area of the Center for the Arts only.

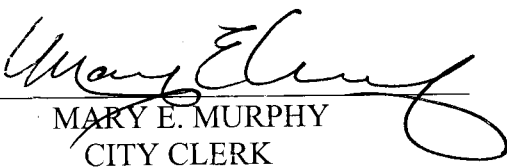
15. PLANNING AND ENVIRONMENT - None

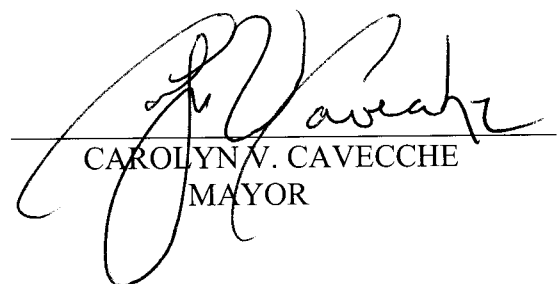
16. ADJOURNMENT – The City Council adjourned at 10:50 p.m.

The City Council Meeting of December 27, 2011 will be cancelled due to the holidays.

The next Regular City Council Meeting is scheduled for Tuesday, January 10, 2012, at 4:30 p.m.

Declaration of City Clerk, Mary E. Murphy, declaring posting of City Council agenda of a regular meeting of December 13, 2011 at Orange Civic Center kiosk, Police facility at 1107 North Batavia, and the Main Public Library at 407 E. Chapman; all of said locations being in the City of Orange and freely accessible to members of the public at least 72 hours before commencement of said regular meeting; and available at the Civic Center City Clerk's Office.


MARY E. MURPHY
CITY CLERK


CAROLYN V. CAVECCHÉ
MAYOR

8. REPORTS FROM CITY MANAGER - None

9. LEGAL AFFAIRS

9.1 RESOLUTION NO. 10624 (A4000.0)

A Resolution of the City Council of the City of Orange Upholding Appeal No. 529-11 and Denying Conditional Use Permit 2823-11, Design Review Committee No. 4564-11 and Minor Site Plan Review No. 657-11 Which Sought to allow the Installation of a 51-foot Wireless Communications Mono-Palm Antenna and Related Equipment Facilities located at 809 S. Esplanade Street.

MOTION - Smith

SECOND - Dumitru

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved to approve Resolution No. 10624.

9.2 ORDINANCE NO. 18-11 (SECOND READING) (A2500.0 Curfew for Minors)

An Ordinance of the City Council of the City of Orange Amending Chapter 9.28 of the Orange Municipal Code Relating to Curfew for Minors.

MOTION - Dumitru

SECOND - Cavecche

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved that Ordinance No. 18-11 be read by title only and same was approved and adopted by the preceding vote.

9.3 ORDINANCE NO. 20-11 (SECOND READING) (C2300.E)

An Ordinance of the City Council of the City of Orange Approving the Reclassification of Approximately 0.9 Acres of Property from Old Towne Mixed-Use Spoke Street (OTMU-15S) to Public-Institution Specific Plan (P-I [SP]) Located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

Zone Change 1256-09

Applicant: Chapman University

MOTION - Dumitru

SECOND - Whitaker

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved that Ordinance No. 20-11 be read by title only and same was approved and adopted by the preceding vote.

9. LEGAL AFFAIRS (Continued)

9.4 ORDINANCE NO. 21-11 (SECOND READING) (C2300.E)

An Ordinance of the City Council of the City of Orange Approving the Sixth Amendment to the Chapman University Specific Plan to add Six Parcels and to Allow the Center for the Arts Use Located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

Specific Plan Amendment 0001-09

Applicant: Chapman University

MOTION - Smith

SECOND - Dumitru

AYES - Whitaker, Smith, Cavecche, Dumitru, Bilodeau

Moved that Ordinance No. 21-11 be read by title only and same was approved and adopted by the preceding vote.

10. RECESS TO THE MEETING OF THE ORANGE REDEVELOPMENT AGENCY

11. RECESS TO CLOSED SESSION - The City Council recessed at 5:15 p.m. to a Closed Session for the following purposes:

a. Conference with Legal Counsel – Anticipated Litigation - Significant exposure to litigation pursuant to California Government Code Section 54956.9(b).

1) One potential case – AB 1236 potential challenge

b. Conference with Legal Counsel – Anticipated Litigation – Significant exposure to litigation pursuant to Government Code Section 54956.9(b).

1) One potential case.

c. Conference with Labor Negotiator pursuant to Government Code Section 54957.6.

City negotiator: City Attorney David DeBerry

Employee organizations: All Bargaining Units

d. To consider and take possible action upon such other matters as are orally announced by the City Attorney, City Manager, or City Council prior to such recess unless the motion to recess indicates any of the matters will not be considered in Closed Session.

A P P E N D I X P :
P L A N N I N G
C O M M I S S I O N &
C I T Y C O U N C I L
R E S O L U T I O N S &
O R D I N A N C E S

RESOLUTION NO. 10613

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING AND ADOPTING MITIGATED NEGATIVE DECLARATION NO. 1821-09, GENERAL PLAN AMENDMENT NO. 2009-0004, TENTATIVE PARCEL MAP 2010-147 AND RECLASSIFYING APPROXIMATELY 0.9 ACRES OF PROPERTY FROM OLD TOWN MIXED USE MAX 0.6 FAR (OTMIX) TO PUBLIC FACILITIES INSTITUTIONS MAX 2.0 FAR (PFI) UPON PROPERTY LOCATED AT 415, 421, 425-439, 441-455, 457-471 AND 475-489 NORTH GLASSELL STREET AND CHAPMAN UNIVERSITY PARKING LOTS 2 AND 3.

**GENERAL PLAN AMENDMENT 2009-0004
TENTATIVE PARCEL MAP 2010-147
MITIGATED NEGATIVE DECLARATION 1821-09
APPLICANT: CHAPMAN UNIVERSITY**

WHEREAS, General Plan Amendment No. 2009-0004 and related Zone Change No. 1256-09 were filed by Chapman University in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, General Plan Amendment No. 2009-0004 and related Zone Change No. 1256-09 were processed in the time and manner prescribed by state and local law; and

WHEREAS, the 0.9 acres of land proposed for the General Plan Amendment and related Zone Change is required for the sixth Amendment to the Chapman University Specific Plan, and

WHEREAS, the City Council conducted a duly advertised public hearing on December 13, 2011, for the purpose of considering Mitigated Negative Declaration No. 1821-09, General Plan Amendment No. 2009-0004, Tentative Parcel Map 2010-147, and related Zone Change No. 1247-07 and Specific Plan Amendment No. 0001-09 upon property located at 415, 421, 425-439, 441-455, 457-471 and 475-489 North Glassell Street and Chapman University Parking Lots 2 and 3.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves and adopts Mitigated Negative Declaration No. 1821-09, Tentative Parcel Map 2010-147, and General Plan Amendment No. 2009-0004 to change the General Plan land use designation from Old Town Mixed Use Max 0.6 FAR (OTMIX) to Public Facilities Institutions Max 2.0 FAR (PFI), in association with and related to Ordinance No. 20-11 to re-zone the property from Old Town Mixed Use Spoke Street (OTMU-15S) to Public Institution Specific Plan (PI-SP), and Ordinance 21-11 for the sixth amendment to the Chapman University Specific Plan, based on the following findings:

SECTION 1 – FINDINGS

1. The proposed project supports the goals of the existing General Plan Land Use Element by encouraging high quality uses that provide jobs, revenue, and adaptive reuse of properties. It also promotes redevelopment efforts within the Orange Amended Redevelopment area.
2. The proposed General Plan Land Use designation of Public Facilities Institutions is consistent with the land uses within the Chapman University campus.
3. The City’s Public Works, Fire, and Police Departments have reviewed the project and indicated that City services are available and adequate to serve the project.
4. The project will not have a significant adverse impact school enrollment or recreational resources.
5. There is no evidence before the City Council of the City of Orange that the proposed General Plan Amendment No. 2009-0004, Tentative Parcel Map 2010-147, Mitigated Negative Declaration No. 1821-09 and related Zone Change No. 1256-09 and Specific Plan Amendment No. 0001-09, will have any potential for adverse effects, either individually or cumulatively, on wildlife resources or the habitat upon which the wildlife depends. Therefore, the proposed development will not have an effect on fish and wildlife.
6. The City Council of the City of Orange has made required findings pursuant to CEQA as set forth in Section 2 below.
7. The data and analysis upon which these findings of fact are based, including those in Section 2 of this Resolution, are set forth in the staff report for Mitigated Negative Declaration No. 1821-09, Tentative Parcel Map No. 2010-147, and General Plan Amendment No. 2009-0004, and associated with and related to Ordinance No. 20-11 for Zone Change No. 1256-09, and Ordinance No. 21-11 for Specific Plan Amendment No. 0001-09, staff’s oral presentation, public testimony, the Planning Commission record and City Council comments which constitute the City Council’s review of this application.
8. The existing General Plan land use is depicted on the map attached hereto as **Exhibit “A”**. The General Plan Land Use Map is amended in order to change the General Plan land use classification on the site, depicted in the cross-hatched area on the map, and incorporated herein by this reference.

SECTION 2 – ENVIRONMENTAL REVIEW

1. Mitigated Negative Declaration No. 1821-09 was prepared for Tentative Parcel Map 2010-147, General Plan Amendment No. 2009-0004 and associated with and related to Ordinance No. 20-11 for Zone Change No. 1256-09 and Ordinance No.

21-11 for Specific Plan Amendment No. 0001-09, in compliance with the California Environmental Quality Act and associated Guidelines.

2. The City Council finds that Mitigated Negative Declaration No. 1821-09 contains an adequate assessment of the potential environmental impacts of Tentative Parcel Map 2010-147 and General Plan Amendment No. 2009-0004 and related Zone Change No. 1256-09 and Specific Plan Amendment No.0001-09. Based on substantial evidence contained in the record, the City Council finds that all potentially significant adverse environmental impacts can be mitigated to a level of insignificance and that the project will have no effect on fish and wildlife. Therefore, the City Council hereby approves and adopts Mitigated Negative Declaration No. 1821-09.

SECTION 3 – CONDITIONS OF APPROVAL

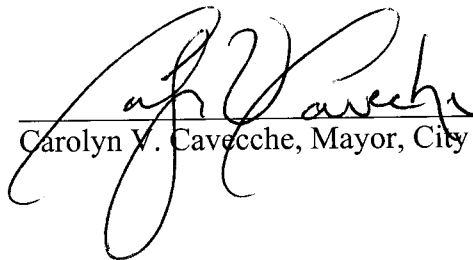
BE IT FURTHER RESOLVED that the following conditions are imposed on the approval of the Tentative Parcel Map and Mitigated Negative Declaration:

1. The applicant shall coordinate with the Public Works department to determine whether upgrades to underground utilities are required.
2. Within two days of final approval of this project, the applicant shall deliver to the Planning Division a cashier's check payable to the "County Clerk" in an amount required to fulfill the fee requirements of Fish and Game Code Section 711.4(a) and the County Administrative fee.
3. Tentative Parcel Map 2010-147 shall not be effective until General Plan Amendment No. 2009-0004, Mitigated Negative Declaration No. 1821-09, Specific Plan Amendment No. 0001-09, and Zone Change No. 1256-09 have been approved by the City Council and become effective.

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

- The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
- The applicant, business owner, managers, successors, and all future assigns shall comply with all Federal, State and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.

ADOPTED this 13th day of December, 2011.



Carolyn V. Cavecche, Mayor, City of Orange

ATTEST:



Mary E. Murphy, City Clerk, City of Orange

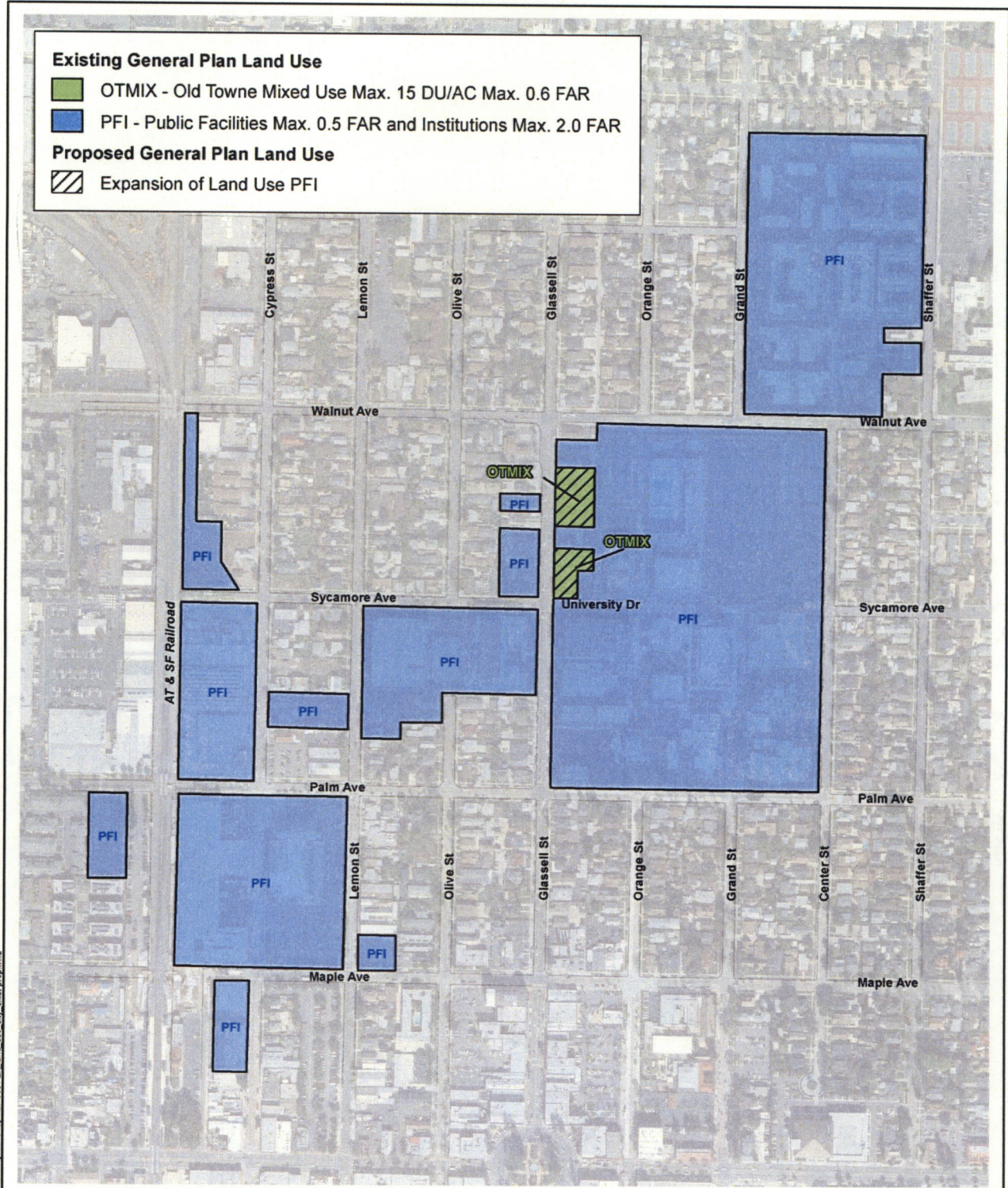
I, MARY E. MURPHY, City Clerk of the City of Orange, California, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Orange at a regular meeting thereof held on the 13th day of December, 2011, by the following vote:

AYES: COUNCILMEMBERS: Whitaker, Smith, Cavecche, Dumitru, Bilodeau
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None



Mary E. Murphy, City Clerk, City of Orange

EXHIBIT A

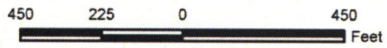


D:\Projects\Chapman\001\Ex_land_use_city_exist-prop.mxd

General Plan Designation - Existing and Proposed

Exhibit 1(A)

Chapman University Specific Plan Amendment No. 6



(Rev 06-06-11 JFG) Projects\Chapman\001\Graphics\MND\Ex10_land_use_city_exist-prop.pdf

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE
DOES ORDAIN AS FOLLOWS:**

SECTION I:

The existing Zoning is depicted on the map attached hereto as Exhibit "A". Section 17.06.030 of the Orange Municipal Code is amended in order to change the zoning classification by amending the zoning on the site, depicted in the cross-hatched area on the map, and incorporated herein by this reference.

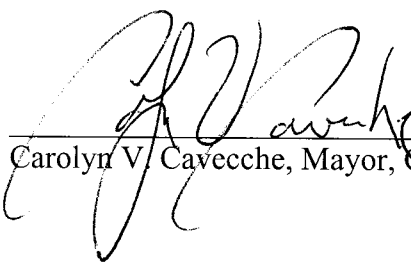
SECTION II:

The proposed zone change described in Section 1 is related to the public welfare, is consistent with the accompanying General Plan Amendment 2009-0004, Specific Plan Amendment 0001-09, Tentative Parcel Map 2010-147, and Mitigated Negative Declaration 1821-09, filed herewith, and furthers the objectives and policies of the General Plan as is more specifically set forth in Resolution No. 10613 and Ordinance 21-11, which are incorporated by reference as though fully set forth herein.

SECTION III:

A summary of this ordinance shall be published and a certified copy of the full text of this ordinance shall be posted in the Office of the City Clerk at least 5 days prior to the City Council meeting at which this ordinance is adopted. A summary of this ordinance shall also be published once within 15 days after the ordinance's passage in a newspaper of general circulation, published, and circulated in the City of Orange. The City Clerk shall post in the Office of the City Clerk a certified copy of the full text of such adopted ordinance along with the names of those City Councilmembers voting for and against the ordinance in accordance of Government Code Section 36933. This ordinance shall take effect 30 days from and after the date of its final passage.

ADOPTED this 10th day of January, 2012.



Carolyn V. Cavecche, Mayor, City of Orange

ATTEST:



Mary E. Murphy, City Clerk, City of Orange

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

I, MARY E. MURPHY, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 13th day of December, 2011, and thereafter at the regular meeting of said City Council duly held on the 10th day of January, 2012, was duly passed and adopted by the following vote, to wit:

AYES: COUNCILMEMBERS: Whitaker, Smith, Cavecche, Dumitru, Bilodeau
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None



Mary E. Murphy, City Clerk, City of Orange

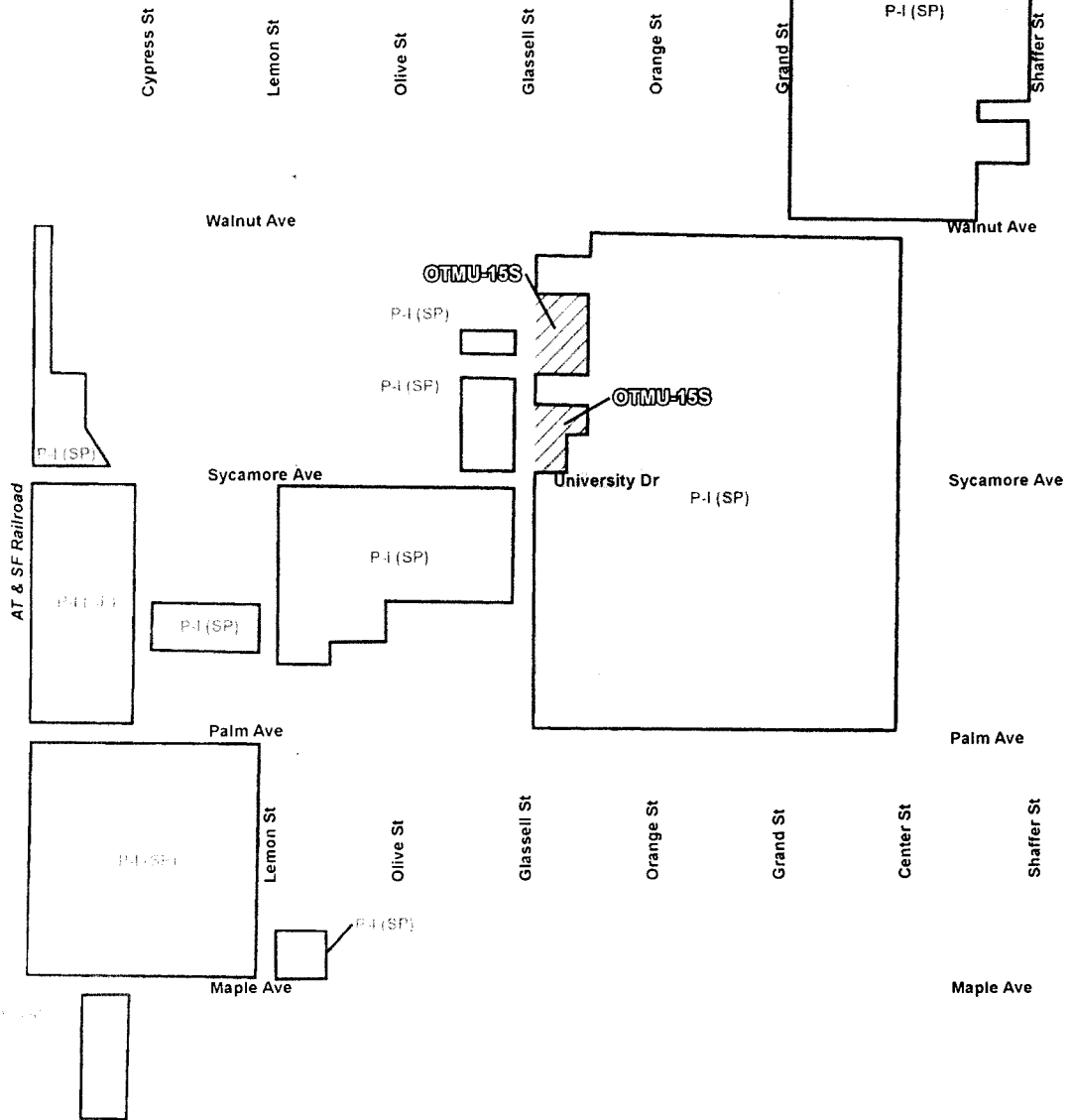
Existing Zoning Designation

OTMU-15S - Old Towne Mixed Use District Max. 15 DU/AC Max. 0.6 FAR

P-I (SP) - Public Institution (Specific Plan)

Proposed Zoning Designation

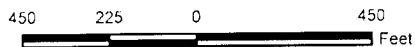
Expansion of Zoning P-I (SP)



Zoning Designation – Existing and Proposed

Exhibit A

Chapman University Specific Plan Amendment No. 6



ORDINANCE NO. 21-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING THE SIXTH AMENDMENT TO THE CHAPMAN UNIVERSITY SPECIFIC PLAN TO ADD SIX PARCELS AND TO ALLOW THE CENTER FOR THE ARTS USE LOCATED AT 415, 421, 425-439, 441-455, 457-471 AND 475-489 NORTH GLASSELL STREET AND CHAPMAN UNIVERSITY PARKING LOTS 2 AND 3.

**SPECIFIC PLAN AMENDMENT 0001-09
APPLICANT: CHAPMAN UNIVERSITY**

WHEREAS, the City Council of the City of Orange is authorized by Government Code Section 65850 to adopt ordinances amending the City's zoning laws; and

WHEREAS, the City Council has considered Mitigated Negative Declaration No. 1821-09 (hereinafter "MND") and accompanying Mitigation Monitoring Program and conditions of approval and mitigation measures; and

WHEREAS, the City Council has approved and adopted the MND and accompanying Mitigation Monitoring Program and made the necessary findings as it fully set forth in Resolution Nos. 10613; and

WHEREAS, the City Council approved Resolution No. 10613, adopting General Plan Amendment 2009-0004, Tentative Parcel Map 2010-147, and Mitigated Negative Declaration 1821-09, and made the necessary findings as fully set forth therein; and

WHEREAS, the City Council approved Ordinance No. 20-11, adopting Zone Change 1256-09, and made the necessary findings as fully set forth therein; and

WHEREAS, the City Council held a duly advertised hearing on December 13, 2011 for the purpose of considering the various applications and documents described above as well as Specific Plan Amendment 0001-09 upon property as shown in the attached Exhibit "B".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES ORDAIN AS FOLLOWS:

SECTION I:

The existing Specific Plan 5 boundaries are depicted on the map attached hereto as **Exhibit "A"** and incorporated herein by this reference. The existing Specific Plan 5 boundary is amended in order to include the six new parcels, totaling 0.9 acres, and depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by this reference. The Center for the Arts use is also added as a permitted use in the Plan's A-1 land use zone.

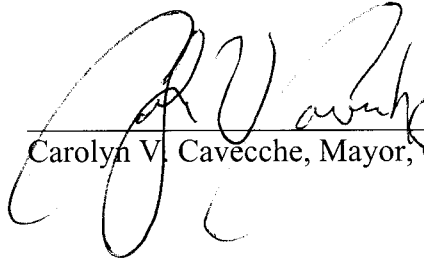
SECTION II:

The proposed Specific Plan Amendment described in Section 1 is related to the public welfare, is consistent with the accompanying General Plan Amendment 2009-0004, Zone Change 1256-09, Tentative Parcel Map 2010-147, and Mitigated Negative Declaration 1821-09, filed herewith, and furthers the objectives and policies of the General Plan as is more specifically set forth in Resolution No. 10613 and Ordinance 20-11, which are incorporated by reference as though fully set forth herein.

SECTION III:

A summary of this ordinance shall be published and a certified copy of the full text of this ordinance shall be posted in the Office of the City Clerk at least 5 days prior to the City Council meeting at which this ordinance is adopted. A summary of this ordinance shall also be published once within 15 days after the ordinance's passage in a newspaper of general circulation, published, and circulated in the City of Orange. The City Clerk shall post in the Office of the City Clerk a certified copy of the full text of such adopted ordinance along with the names of those City Councilmembers voting for and against the ordinance in accordance of Government Code Section 36933. This ordinance shall take effect 30 days from and after the date of its final passage.

ADOPTED this 10th day of January, 2012.



Carolyn V. Cavecche, Mayor, City of Orange

ATTEST:



Mary E. Murphy, City Clerk, City of Orange



STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

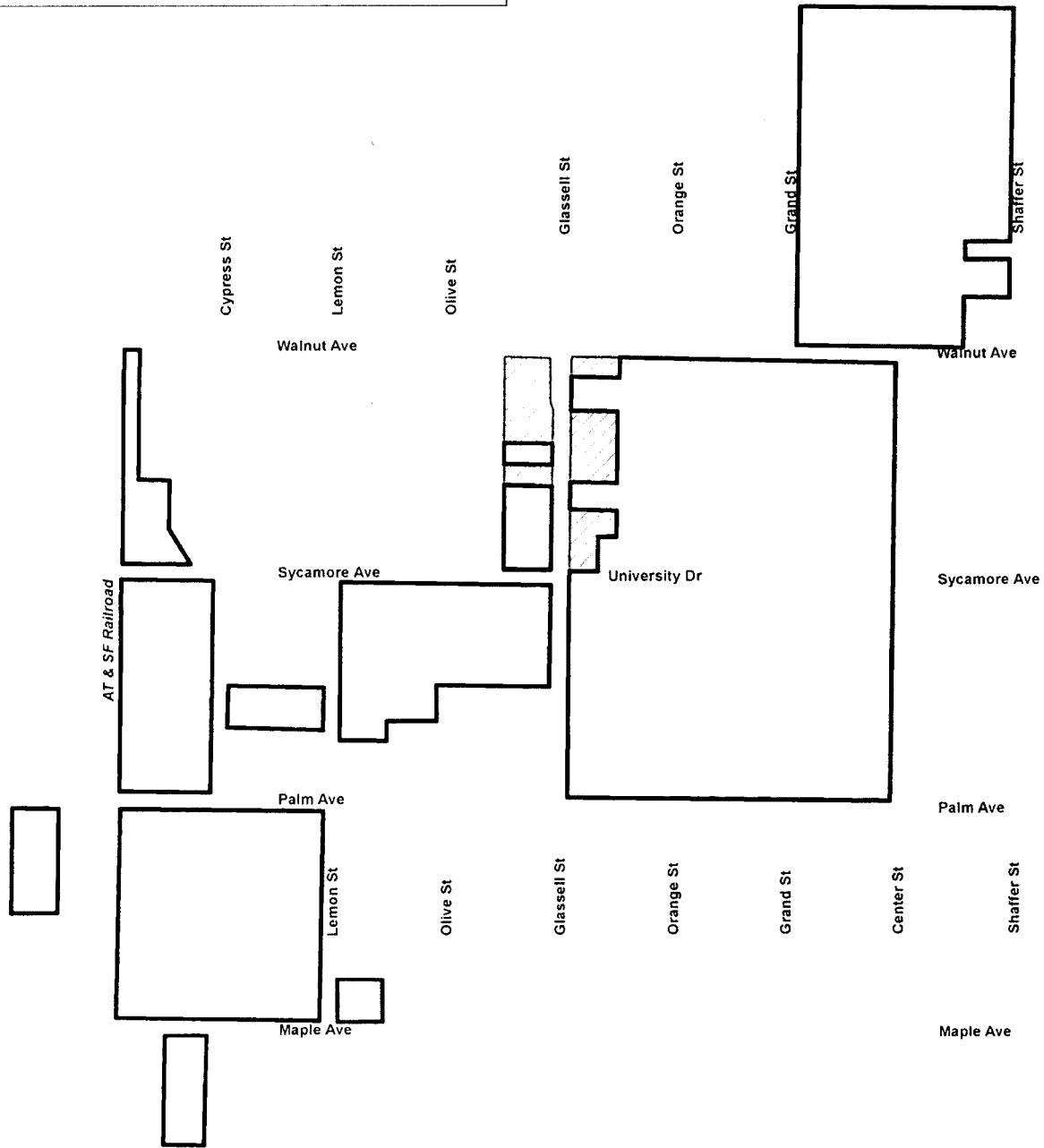
I, MARY E. MURPHY, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 13th day of December, 2011, and thereafter at the regular meeting of said City Council duly held on the 10th day of January, 2012, was duly passed and adopted by the following vote, to wit:

AYES: COUNCILMEMBERS: Whitaker, Smith, Cavecche, Dumitru, Bilodeau
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None



Mary E. Murphy, City Clerk, City of Orange

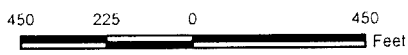
-  Existing Specific Plan Boundary
-  Specific Plan Amendment No. 5 Area of Interest





Area of Interest

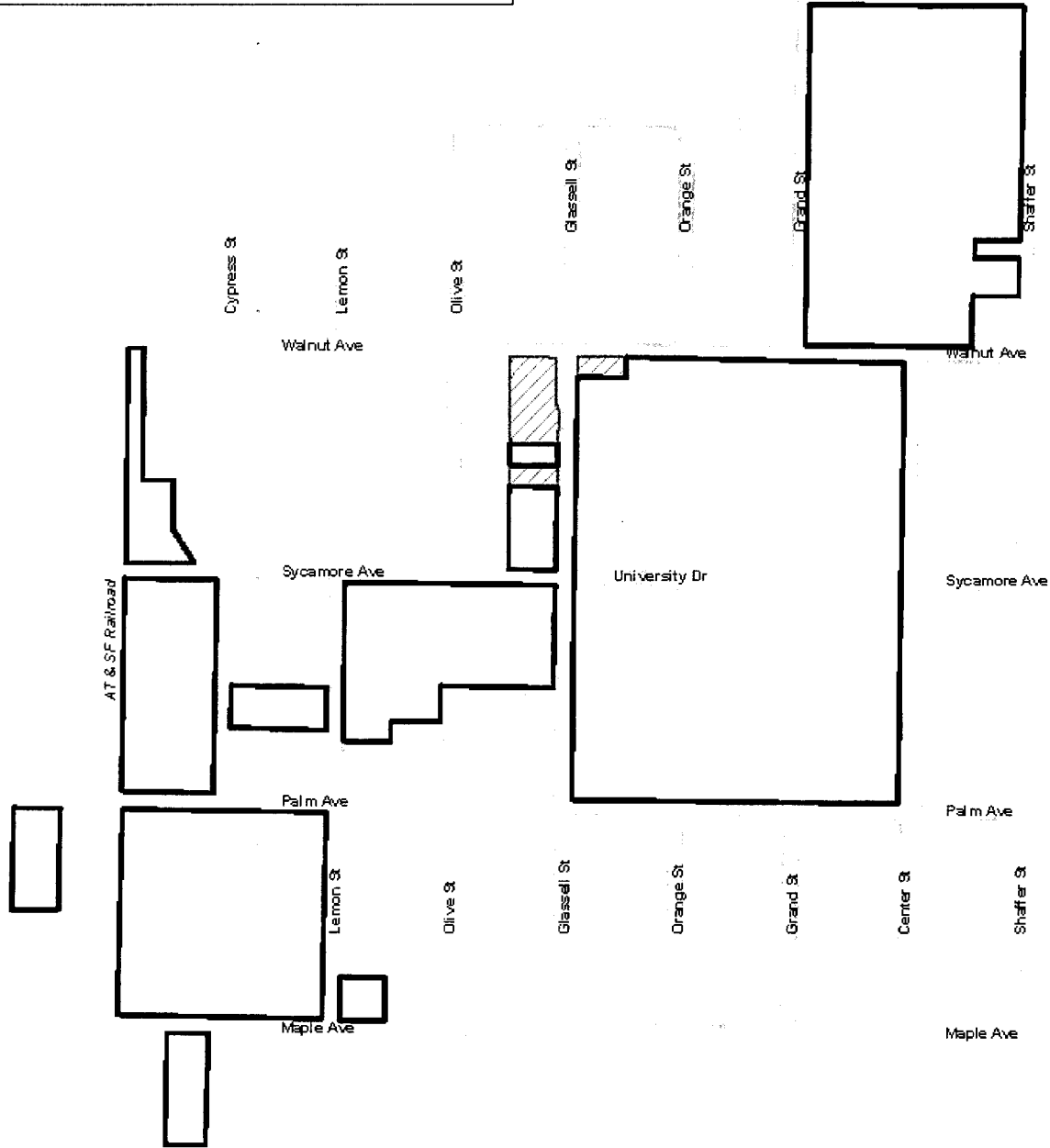
Exhibit A

Chapman University Specific Plan Amendment No. 6



(Rev 090111 JFG) R:\Projects\Chapman\001\Graphics\MND\E47a_Amendment5_interest_area.pdf


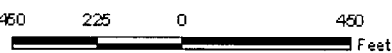
 Specific Plan Boundary
 Specific Plan Amendment No. 6 Area of Interest




D:\Projects\Chapman\Map\Map_Amendment6\Interest_Land.pdf

Area of Interest **Exhibit B**

Chapman University Specific Plan Amendment No. 6



(Rev 03/27/10 JFG) R:\Projects\Chapman\Map\Map_Amendment6\Interest_Land.pdf