



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TO: DESIGN COMMISSION

FROM: DAVID M. REYES, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER, 11, 2018

SUBJECT: PRELIMINARY CONSULTATION - DEMOLITION OF AN EXISTING 69,000 SQUARE-FOOT DORMITORY AND NEW CONSTRUCTION OF AN 112,000 SQUARE-FOOT, TWO-TO-THREE STORY DORMITORY WITH 230 DORMITORY UNITS
1550 ELIZABETH STREET/1539 EAST HOWARD STREET
(EDUCATION FIRST)

Project Description:

This application is for Preliminary Consultation for the demolition of an existing 69,000 square-foot dormitory and administration building (Aylward Dormitory, Speer Administration Building) and the new construction of a 112,000 square-foot dormitory containing 230 dormitory units, administrative offices and student health services, in addition to storage, housing keeping and building support space. The project site is located at 1550 Elizabeth Street/1539 East Howard, between Elizabeth Street and East Howard Street with Wesley Avenue to the west. The project site is at the western edge of the property currently known as William Carey International University, which is proposed to be converted into EF Academy International High School Boarding School (EF Academy) for students in 9th – 12th grade. EF Academy is part of EF Education First, a privately owned international organization with locations in 52 countries.

The entire project site, including an adjacent soccer field, is approximately 707,414 square-feet (16.23 acres) and is currently developed with 11 separate buildings constructed between 1931 and 1971. Although a historic resource survey for the property has not been submitted to the City, several of the buildings may be eligible for designation as individual historic resources, including McGavran Hall and Latourette Library. A small ancillary building, the Ward Workshop, has also been indicated in previous entitlements for this property as having historic significance. In general, the project site is characterized by a traditional education campus-like setting with generous landscaped open spaces and mature trees, pedestrian pathways, and traditional style buildings with pitched roofs.

The existing Aylward dormitory was originally constructed in 1945, with major additions in 1958 and 1970 and various interior and exterior renovations over the years. It is located along the western edge of the property and the proposed replacement dormitory will be constructed in the same general location. The proposed dormitory would contain 230 dormitory units over multiple

wings, with a central courtyard facing the interior of the campus. The building would graduate in height from two stories at the southern end facing Howard Street, to three stories at the northern end facing Elizabeth Street. The proposed setback from Wesley Avenue would reflect the single-family residential setbacks on the west side of the street.

The proposed architectural style is contemporary. The design features a flat roof and a serial arrangement of repeated building elements including structural bays and windows, with a combination of horizontal wood-grained fiber-cement siding and painted stucco, aluminum framed windows, metal trim, and board-formed concrete. Large exterior porches/bridges with painted tube steel framing are also proposed.

Applicable Design Guidelines:

- Design-related goals and policies in the Land-Use Element of the General Plan
- Secretary of Interior's Standards for Rehabilitation

Existing Approvals and Previous Entitlements:

- A Predevelopment Plan Review for a proposed revision to the Master Plan for the William Carey International University campus was reviewed by the City Council on September 26, 2018.

Approvals Needed:

- Conditional Use Permit (Hearing Officer)
- Concept and Final Design Review (Design Commission)

CEQA Clearance:

- This is preliminary consultation regarding design review and is not subject to the California Environmental Quality Act (CEQA)

Staff Observations:

Applicable guidelines

Secretary of the Interior's Standards for Rehabilitation

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will 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

Design-Related Policies in the Land Use Element of the General Plan:

- 7.1: Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.
- 7.2: Allow for the development of a diversity of buildings styles. Support innovative and creative design solutions to issues related to context and environmental sustainability.
- 7.3: Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.
- 4.10: Locate and design buildings to relate to and frame major public streets, open spaces, and cityscape. New development at intersections should consider any number of corner treatments, and should balance safety and accessibility concerns with the vision of the area and the need for buildings to engage the street and create a distinct urban edge.
- 4.11: Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
- 4.12: Require that the scale and massing of new development in higher-density centers and corridors provide appropriate transitions in building height and bulk and are sensitive to the physical and visual character of adjoining lower-density neighborhoods.
- 10.7: Encourage sustainable practices for landscape materials, landscape design, and land development.
- 23.3: Provide appropriate setbacks, consistent with the surrounding neighborhood, along the street frontage and, where there are setbacks, ensure adequate landscaping is provided.
- 25.4: Require that new development protect community character by providing architecture, landscaping, and urban design of equal or greater quality than existing and by respecting the architectural character and scale of adjacent buildings.

Potential Design Issues:

1. Continue to study and refine the architectural treatment of the proposed dormitory building to be more compatible with the surrounding context and traditional architectural styles of the other buildings on the campus as well as the adjacent single-family residential development. The contemporary building form, roof style and large open bridges with steel framing do not appear to have a significant relationship with the building forms of the other significant buildings on the campus and these aspects of the design should be further resolved. Consider using a more traditional building form with a pitched roof to better integrate with the traditional campus context and the lower scaled residential context. If the contemporary style is carried forward, consider drawing more inspiration from the New Formalist influences of the Latourette Library.

2. More clearly explain the function and purpose of the porch/bridge elements and reconsider the appropriateness of these elements with the overall design and surrounding context. These elements would be significantly visible from the public realm but are visually inconsistent with the surrounding residential development. If used, any bridge elements should be light in appearance and serve as simple connectors between building wings, so as to reduce the appearance of mass and provide for a more elegant transition in building height from north to south.
3. Further study the street-facing fenestration and the solid-to-void proportions of the proposed new building to ensure that there are no disproportionate areas of solid walls. There are several areas of the street-facing façades which feature small tri-partite window groupings; consider modulating the building volumes and exterior cladding of these areas to provide for visual relief from the large blank surface areas that result from the smaller window groupings.
4. Although the dormitory is designed for minor aged students and is purposefully oriented toward the center of campus, consider adding frontage types to some of the building volumes so that they connect visually to the surrounding context and break down some of the appearance of mass.
5. Further study the proposed building materials and exterior treatments to ensure the design reflects the use of high-quality materials and methods. Consider more significantly varying the application of exterior cladding materials, introducing more significant and strategically placed reveals, utilizing a simple modern cornice to distinguish the roof edge, and a more clearly distinguishing the building base.
6. Further study the pedestrian connections between the proposed dormitory and the other uses and amenities on the campus grounds and more clearly explain through a circulation diagram how the building is integrated with and supports the pedestrian oriented environment of the campus.
7. Provide additional details regarding the perimeter fencing and access control to the entire site and the proposed parking lot.

Project Scheduling/Sequencing:

- Conditional Use Permit (Hearing Officer)
- Concept and Final Design Review (Design Commission)
- Building Permits

Respectfully Submitted,



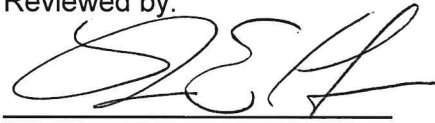
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Attachments:

- A. Current Planning (Zoning) compliance matrix
- B. Applicant submittal package including narratives, schematic plans and elevations, and context photographs.

ZONING MATRIX

	Proposed <i>(All development standards to be specified through the Conditional Use Permit)</i>
Project Address	1539 East Howard Street
Zoning District	PS (Public and Semi-Public)
GP Designation	I (Institutional)
Lot Size	14.81 acres (645,124 square feet)
Gross Floor Area	299,150 square feet proposed (112,000 for the proposed Aylward Dormitory)
Floor Area Ratio	0.46 (total campus including proposed Aylward Dormitory)
Residential Density	NA, 690 bedrooms proposed as part of the Aylward Dormitory, 975 bedrooms on campus total.
Building Height	Proposed Aylward Dormitory - two to three stories, varies in height from 21'6" to 31'6"
Front Setback	Undetermined, called to on plans as "equidistant" to the adjacent residential front yard setbacks
Side/Rear Setback	N/A
Open Space	Undetermined, courtyard building typology
Vehicular Parking	To be determined through the Conditional Use Permit Process