

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: JANUARY 23, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: PUBLIC ART COMPONENT FOR THE GLORIA DEI LUTHERAN
CHURCH REMODEL AND EXPANSION PROJECT.

RECOMMENDATION: That the Planning Commission adopt the attached Draft Resolution approving the proposed public art components for the Gloria Dei Lutheran Church remodel and expansion project.

OWNER: Gloria Dei Lutheran Church

APPLICANT: Gloria Dei Lutheran Church

REQUEST: Approval of the public art component of the Gloria Dei Lutheran Church remodel and expansion project.

LOCATION: 33501 Stonehill Drive (682-211-02)

NOTICES: Notice was provided pursuant to California Government Code Section 54950.

ENVIRONMENTAL: Pursuant to Section 15061 (b)(3) of California Environmental Quality Act (CEQA) the proposed activity will cause no significant effect on the environment and is therefore not subject to CEQA.

ISSUES

- Does the proposed public art component fulfill the purposes of the Art-in-Public-Places Program (AIPP) to enhance the cultural and aesthetic environment of the City and encourage appreciation of the arts and our cultural heritage?
- Is the proposed art an enhancement to the site, surrounding neighborhood and the City as a whole?

BACKGROUND

This project was originally presented at the November 14, 2016 Planning Commission hearing. During the Commission’s discussion, concerns were raised that the proposed project may not be in compliance with the AIPP. More specifically, concerns were expressed related to the lack of public access to some of the proposed art features, as well as questions regarding the project’s proposed theme and selected media. The Commission voted 4-1(Nelson) to table the item and have Staff work with the applicant to address the concerns raised and return at a future hearing. In response to the Commission’s concerns/questions, Staff has coordinated with the applicant and provided an analysis of all applicable AIPP requirements in the discussion section below.

DISCUSSION

Section 9.05.240(c) General Requirements, of the DPZC outlines the applicability of the Art in Public Places art as follows:

Table 1 - AIPP Requirements

<p>Applicability Requirement</p>	<p><i>Pursuant to Section 9.05.240(c)(1) of the DPZC, (Applicability):</i> <i>The provisions of this Section shall apply to all new development within the residential (Chapter 9.09), commercial (Chapter 9.11), mixed use (Chapter 9.13), office (Chapter 9.15), industrial (Chapter 9.17), institutional (Chapter 9.19) and recreational (Chapter 9.21) districts as defined in the Dana Point Zoning Code (DPZC).</i></p> <p><i>The “Art-in-Public-Places” Program described in this section is a mandatory program and the standards specified are minimum standards for compliance. Participation in the program by itself does not qualify project applicants for consideration of increased project density/intensity as discussed in the Land Use Plan of the Dana Point General Plan.</i></p>
<p>Staff Analysis</p>	<p>The GDLC expansion and remodel is an institutional project located within the Community Facilities (CF) Zoning district, is defined as “New Development,” and has a total project valuation exceeding one million dollars. Consequently, the GDLC expansion and remodel project meets the applicability requirements of Section 9.05.240 and participation in the Art in Public Places Program (AIPP) is mandatory.</p>

<p>General Guidelines/ Content and Appropriateness Requirement</p>	<p><i>Pursuant to Section 9.05.240(c)(2) of the DPZC, (General Guidelines/ Content and Appropriateness): There are no mandated themes for the public art component of a project. Both representational and non-representational artworks are encouraged. Possible thematic content areas for public art may include, but should not be limited to:</i></p> <ul style="list-style-type: none"> (A) <i>The coastal/marine lifestyle;</i> (B) <i>The history of the City of Dana Point;</i> (C) <i>The archaeology and paleontology of the natural environment of the area; or</i> (D) <i>The cultures of indigenous peoples of the area.</i> <p><i>These themes are listed for general guidance only and are not intended to mandate a particular theme type or style of artwork.</i></p>
<p>Staff Analysis</p>	<p>GDLC is not required to follow the thematic content suggested in the code section outlined above in order to fulfill their AIPP requirement. The proposed art is suggestive of the natural environment, with a thematic content that is predominantly liturgical. Based upon the use of the site as a religious facility the content and theme of the proposed art are appropriate and reflect a cohesive design.</p>
<p>Media Requirement</p>	<p><i>Pursuant to Section 9.05.240(c)(3) of the DPZC, (Media): The media used in the public art component of a new development project may include any of the features or element described in subsection (b)(5) above. The media employed should be appropriate to the artwork and the immediate physical surroundings. The media chosen should also incorporate non-visual elements (i.e., texture, sound, etc.) wherever possible for the benefit of the visually impaired.</i></p> <p><i>Section 9.05.240(b)(5) "Public art" shall include, but not be limited to, sculpture, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, film and video, and preservation of features or resources of historical, archaeological or paleontological significance, located in or on a site open and accessible to the public. Public art may be either representational or non-representational (i.e., abstract).</i></p>

<p>Staff Analysis</p>	<p>The proposed artworks employ a variety of media appropriate to the physical surroundings. The elements incorporate mosaics (stained-glass windows), sculptures (contemplation garden cross and entry wall sculptures), fountains (courtyard fountain) and non-visual elements (carillon bell tower and chimes). The artwork features both representational and non-representational elements on site. The representational pieces include the courtyard fountain, garden cross and bell tower. The non-representational pieces include the stained-glass windows, entry wall sculptures.</p>
<p>Location Requirement</p>	<p><i>Pursuant to Section 9.05.240(c)(4) of the DPZC, (Location): The public art component should be prominently placed within the development project and oriented toward the pedestrian experience of the site. Particular consideration should be given to making the public art accessible to the physically handicapped. Site design should "showcase" the public art and provide viewing opportunities from many angles. Site landscaping and lighting design should complement and enhance the work.</i></p> <p><i>If there is no appropriate on-site location for the public art component, the applicant may propose an alternate location off-site.</i></p>
<p>Staff Analysis</p>	<p>The approved site design is oriented toward the pedestrian experience of the site. The Church entry driveway and parking lot wraps around the perimeter of the church and site landscaped area offering easy access points to all public art. Additionally, as demonstrated in the attached site plan, a proposed lighted concrete walk wraps around the center courtyard/ landscape area and auxiliary lighted, paved and unpaved walking paths lead directly to the subject public art. Individual walking paths will lead to the stained-glass windows, contemplation garden and courtyard fountain. The bell tower is easily accessible as it is in the center of the courtyard and seating areas will be placed throughout the site. All access points and pedestrian paths provided to the subject public art will be ADA compliant (American's with Disabilities Act). Additionally, the orientation of the stained-glass windows on the sanctuary will be visible from many angles along Stonehill Drive thus facilitating both the vehicular and pedestrian experience of the public art without entering the site.</p>

<p>Cost Requirement</p>	<p><i>Pursuant to Section 9.05.240(c)(5) of the DPZC, (Cost): The minimum value requirement for the public art component of a development project is one-half (0.50) percent of the total construction costs of the subject project. The provisions of this Section may be satisfied by either:</i></p> <p>(A) <i>The on- or off- site placement of public art as a component of the development project.</i></p> <p>(B) <i>A contribution to a public art in-lieu fund in an amount equal to the minimum value for the public art component.</i></p>
<p>Staff Analysis</p>	<p>The applicant has chosen to satisfy the public art component of the GDLC expansion and remodel project through the on-site placement of public art. The AIPP cost requirement for the expansion and remodel is \$33,000. Based upon the proposal, GDLC will be providing public art in the form of the stained glass windows, contemplation garden and entry wall sculptures, courtyard fountain and bell tower for a total cost of \$236,124.</p>

CONCLUSION

Based on the applicability and analysis of the previous staff report as well as Section 9.05.240(c) General Requirements which is outlined in the discussion above, the proposed public art component of the GDLC expansion and remodel complies with the "Art-in-Public- Places" Program outlined in the DPZC. The applicant has also complied with the required timing for the submittal and review of the proposed public art components and approval of said public art components satisfies condition number 11 of the project's original entitlements, which will be installed prior to occupancy of the new buildings. Therefore, Staff recommends that the Planning Commission adopt the attached draft resolution, approving the public art component for the GDLC expansion and remodel.



 Danny Giometti
 Associate Planner



 Ursula Luna-Reynosa, Director
 Community Development Department

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Attachments:

1. Draft Planning Commission Resolution No. 17-1-23-XX

Supporting Documents

2. Draft Agenda Report and Resolution from November 14, 2016 PC meeting
3. Vicinity Map
4. Agenda Report - A&CC, October 19, 2016
5. Gloria Dei AIPP Proposal Handbook
6. Site-plan

RESOLUTION NO. 17-1-23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING THE PUBLIC ART COMPONENT FOR THE GLORIA DEI LUTHERAN CHURCH REMODEL AND EXPANSION PROJECT.

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Gloria Dei Lutheran Church (the "Applicant") is the owner of real property commonly referred to as 33501 Stonehill Drive (682-211-02) (the "Property"); and

WHEREAS, the Applicant has made an application to install on-site placement of public art in the form of multiple art pieces in compliance with the Art in Public Places (AIPP) program at the Property; and

WHEREAS, the subject AIPP application was tabled at the Planning Commission meeting of November 14, 2016; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15061 (b)(3) of the CEQA Guidelines – in that the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission did, on the 23rd day of January, 2017, hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Art in Public Places component for the Gloria Dei Lutheran Church remodel and expansion project approved as part of Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct and incorporated herein by this reference.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves the public art components of the Gloria Dei Lutheran Church remodel and expansion project, subject to conditions:

- 1) That the work fulfills the purpose of the Art-in-Public-Places Program (AIPP) in that the applicant has provided artistic designs which will enhance the cultural and aesthetic environment of the City of Dana Point while encouraging creativity, education and appreciation of the arts and our cultural heritage. The proposed art provides a variety of media which is suggestive of the natural environment with a thematic content that is predominantly liturgical. Additionally, the art pieces are oriented toward, and accessible to, the pedestrian experience of the site. Individual, lighted walking paths which lead directly to the public art, are provided throughout the site and the stained glass windows on the sanctuary will be visible from many angles along Stonehill Drive. Overall, the combination of the public art and landscaping paired with the new sanctuary will create a unified cultural theme, thus enhancing the overall aesthetic environment of the City of Dana Point.
- 2) That the work is an enhancement to the site, surrounding neighborhood and the City as a whole in that the proposed public art in conjunction with the new buildings and landscaping will create a highly attractive site offering various public use and viewing opportunities available and accessible to the surrounding neighborhood, pedestrians and vehicular traffic. The proposed art is a permanent enhancement to the site and therefore a contribution to the City of Dana Point as a whole.

Conditions:

- 1) Approval of this application is to allow the on-site installation of public art components as depicted in Supporting Document 6 of the January 23, 2017, staff report for this request and in compliance with condition of approval number 11 of CUP13-0006 and SDP13-0013, and in accordance with Section 9.05.240 ("Art in Public Places" Program) of the Dana Point Zoning Code (DPZC) for the Gloria Dei Lutheran Church remodel and expansion project. The project's total construction cost was estimated to be \$6,600,000; resulting in a minimum value cost requirement of \$33,000 for the public art component of the project.
- 2) Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

- 3) The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the City, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

- 4) The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
- 5) The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions.
- 6) The maintenance of the public art for the Gloria Dei Lutheran Church shall be the responsibility of the applicant (Gloria Dei church) and the applicant's assigns and successor's-in-interest.
- 7) Prior to the issuance of a Certificate of Use and Occupancy for the Gloria Dei Lutheran Church expansion and remodel approved as part of CUP13-0006 and SDP13-0013, the applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of all of the pieces included in this approval for public art.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 23rd day of January 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

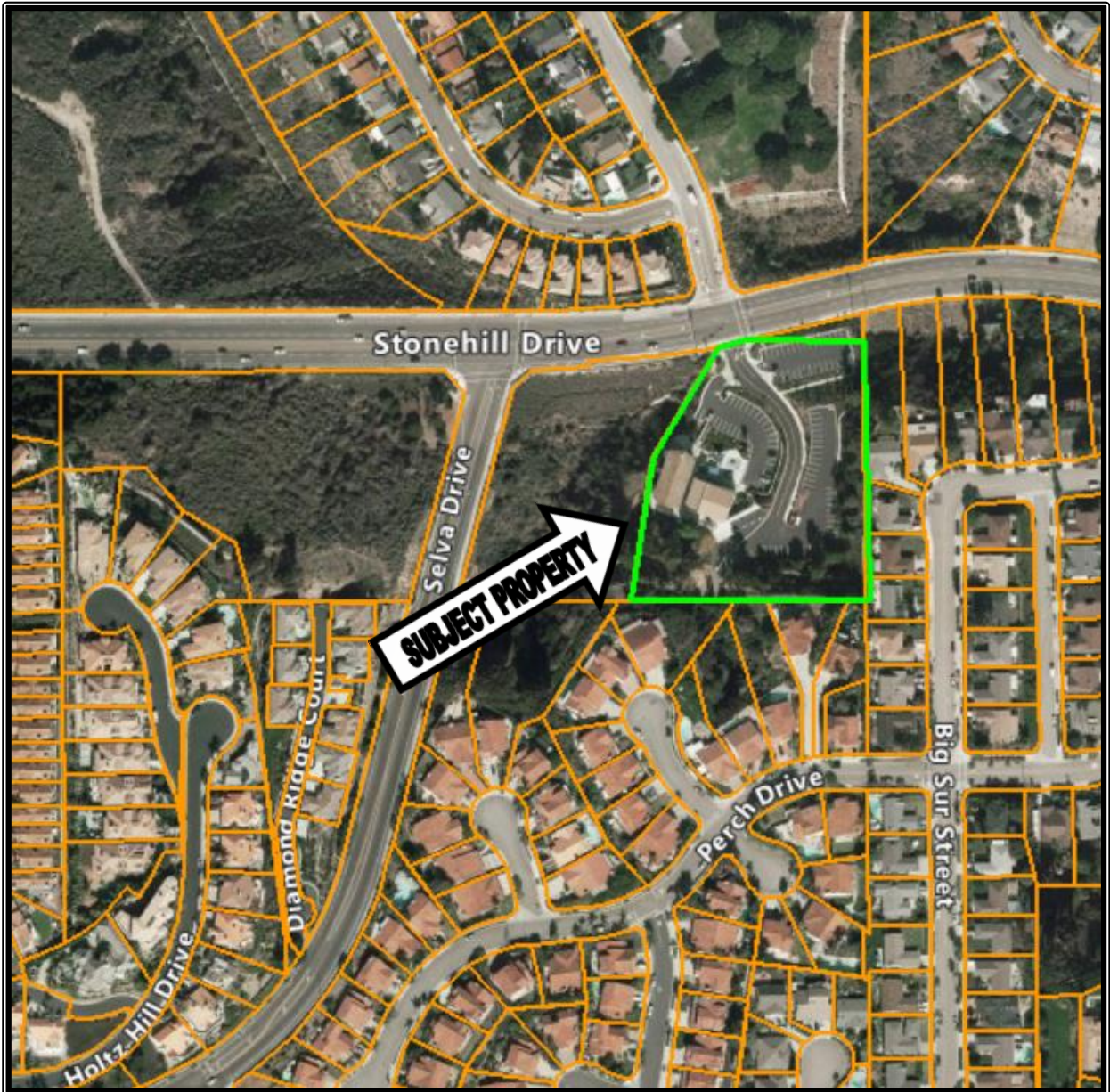
ABSTAIN:

Eric Nelson, Chairman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

VICINITY MAP



Project: Art in Public Places
Applicant: Gloria Dei Lutheran Church
Location: 33501 Stonehill Drive



**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: NOVEMBER 14, 2016

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: PUBLIC ART COMPONENT FOR THE GLORIA DEI LUTHERAN
CHURCH REMODEL AND EXPANSION PROJECT.

RECOMMENDATION: That the Planning Commission adopt the attached Draft Resolution approving the proposed public art components for the Gloria Dei Lutheran Church remodel and expansion project.

OWNER: Gloria Dei Lutheran Church

APPLICANT: Gloria Dei Lutheran Church

REQUEST: Approval of the public art component of the Gloria Dei Lutheran Church remodel and expansion project.

LOCATION: 33501 Stonehill Drive (682-211-02)

NOTICES: Notice was provided pursuant to California Government Code section 54950.

ENVIRONMENTAL: Pursuant to Section 15061 (b)(3) the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA).

ISSUES

- Does the proposed public art component fulfill the purposes of the Art-in-Public-Places Program to enhance the cultural and aesthetic environment of the City and encourage appreciation of the arts and our cultural heritage?
- Is the proposed art an enhancement to the site, surrounding neighborhood and the City as a whole?

ART IN PUBLIC PLACES PROGRAM

The City's "Art-in-Public-Places (AIPP)" Program was approved in 1994 and is intended to enhance the cultural and aesthetic environment of the City, encourage creativity, and education, and appreciation of the arts and the cultural heritage of the City. The Program also implements goals and policies of the Dana Point General Plan - Urban Design Element and the Dana Point Community Cultural Plan.

The AIPP Program is applicable to all new development within residential, commercial, mixed use, office, industrial, institutional, and recreational zoning districts. Although the Zoning Code does not mandate themes for the public art component of a project, the Code does identify possible thematic content for proposed public art components, which may be either representational or abstract. Some of the suggested themes include: coastal/marine lifestyle; history of the City of Dana Point; archaeology and paleontology of the natural environment of the area; and, cultures of indigenous peoples of the area. The media used in the public art should be appropriate to the artwork and immediate physical surroundings and should incorporate non-visual elements, where possible, for the benefit of the visually impaired. The location of the public art component should be prominent within the development project with a focus to a pedestrian experience. In locating the art component, consideration should be given to making the public art accessible to the physically challenged. The public art component should provide viewing opportunities from many angles and the site's landscaping and lighting should complement and enhance the public art component.

The "Public Art" as defined in the Zoning Ordinance includes, but is not limited to, sculptures, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, film and video, and preservation of features or resources of historical, archaeological or paleontological significance, located in or on a site open and accessible to the public. A "Public art component" is defined as a piece of public art and any accompanying landscape, hardscape, lighting, public performance space, public art display space, and plaques, signs or narrative materials.

Projects with total construction costs of over one million dollars are required to participate in the City's AIPP Program. The minimum value for the public art component is one-half percent (0.005) of the total construction costs of the project. Participation in the Program can be satisfied by contribution to a public art in-lieu fund or by the on- or off-site placement of public art as a component of the development project.

The subject AIPP project was presented to the Dana Point Arts and Culture Commission (A&CC) at the October 19, 2016, meeting for their acknowledgement. Although a recommendation from the Arts Commission is not required, the commissioners were outspoken with excitement and appreciation for the project.

BACKGROUND

Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013 for the Gloria Dei Lutheran Church renovation and expansion project was approved by the Planning Commission in September, 2014. The approval included a new sanctuary, pre-school and gymnasium including accessory carillon tower, elevator tower and columbarium. The project also included a shared parking program for on-site uses, the demolition of the existing fellowship hall, and the conversion of the current sanctuary to church administration offices located at 33501 Stonehill Drive.

The public art components which were originally integrated into the renovation proposal are now included in the attached booklet and will also serve to satisfy a portion of the AIPP program requirement. The project's total construction cost was estimated to be \$6,600,000; resulting in a minimum value cost requirement of \$33,000 for the public art component of the project. Based upon the attached proposal, Gloria Dei will be investing over \$400,000 or approximately 6.2% of their construction contract towards public art.

DISCUSSION

The applicant proposes the on-site installation of a public art program component in compliance with condition of approval number 11 of CUP13-0006 and SDP13-0013, and in accordance with Section 9.05.240 ("Art in Public Places" Program) of the Dana Point Zoning Code (DPZC) for the Gloria Dei Lutheran Church remodel and expansion project. DPZC Section 9.05.240(e)(4) outlines the application requirements for the public art component of a development project, which includes the following:

- A rendering or model of the proposed work;
- A colors and materials board;
- Site, landscaping and lighting plans;
- A statement from the Applicant/Property Owner, detailing how the proposed work fulfills the purpose of the "Art-in-Public-Places" Program;
- A copy of the text of accompanying plaque(s) or narrative material(s);
- An estimate of total construction cost of the development project and value of the proposed public art; and
- Other materials or information required by the Director of Community Development necessary to determine compliance with the "Art-in-Public-Places" Program.

The applicant has submitted a handbook that includes a site plan identifying the location of the proposed artwork, graphic representations of the proposed art components, and financial details. The information in the handbook demonstrates compliance with the City's requirement for participation in the AIPP program and includes a statement detailing how the proposed art components fulfill the purpose of the AIPP program.

The proposed public art will consist of a series of artistic enhancements to the site specifically integrated onto the exterior sides of the building and located throughout the

public outdoor areas. The most prominent features fulfilling the AIPP requirement are the incorporation of two large stained glass windows which face Stonehill Drive. Gloria Dei Lutheran Church contracted with renowned architectural glass artist, Mark Gulsrud to design the custom stained glass features. Mr. Gulsrud's site-specific portfolio encompasses glass-art ranging from liturgical, corporate and public projects. More notably, he is known for designing the Sunset Gower Studios entrance portal in Hollywood, California. His art focuses on water-like designs, which suggest a natural environment that is typically associated with Dana Point. These particular pieces and the following artistic enhancements are proposed to fulfill the AIPP requirement and are listed in more detail below.

- Stained Glass Windows
 - Windows designs are both visible from inside and outside of the church along Stonehill Drive.
 - Overall design is suggestive of the natural environment.
 - Both windows will be backlit at night to create a sculptural effect.
 - Stained glass windows will add a dramatic new element of art and be integrated into the architectural styling.
 - Total cost: \$81,600

- Contemplation Garden Cross and Entry Wall Sculptures
 - Contemplation Garden/ pocket park located at the south end of the site along the foot of the canyon.
 - Provides a secluded public park with natural rock seating.
 - Garden entrance surrounded by two large curved panel sculptures.
 - Integrating local natural resources with rocks and dry creek imagery.
 - Centerpiece of Garden is a corten steel Cross sculpture and a large boulder fountain.
 - Planting of native foliage to create an enclosed garden.
 - Total cost: \$110,063

- Courtyard Fountain
 - Large natural boulder fountain placed in the center of the main community courtyard.
 - Fountain will be roughly 84" long by 36"-42" wide.
 - Fountain will feature a 3" deep carved out cross in the center.
 - Total cost: \$29,763

- Carillon Bells
 - Schulmerich brand bells will be hung from the new bell tower offering different sounds and styles for various occasions.
 - Total cost: \$14,698

The elements noted above will enhance the site's connection to the natural environment and the nearby coastal environment through the use of natural materials, running water and flora native to Dana Point. The proposed colors, textures and surfaces will bring interest to the property and greatly enhance Stonehill Drive and the surrounding neighborhood. Similarly, the landscape and hardscape improvements approved under the original building permits will complement the proposed public art.

DPZC Section 9.05.240(e)(5) sets forth requirements and findings to be used as the basis for approving the public art component. The required findings are listed below with staff analyses:

1. That the work fulfills the purpose of the Art-in-Public-Places Program.

The applicant has selected artistic designs that are reminiscent of the local coastal environment. The purpose of the AIPP Program is to enhance the cultural and aesthetic environment of the City, and to encourage creativity, education and an appreciation of the arts and Dana Point's cultural heritage. The proposed artistic enhancements to the Gloria Dei Lutheran Church remodel and expansion project will be both visually and tangibly accessible to the general public from Stonehill Drive facing the main parking lot and courtyard. The location of the proposed art is prominent within the development and is accessible to the physically challenged. It provides viewing opportunities along Stonehill Drive as well as through the public vehicular entry. Therefore, the proposed public art and the on-site installation at the Gloria Dei Lutheran Church property fulfills the purpose of the "Art-in-Public-Places" Program.

2. That the work is an enhancement to the site, surrounding neighborhood and the City as a whole.

The proposed public art component enhances the existing site by providing several sculptures and pedestrian paths which are visually and tangibly accessible to the surrounding neighbors and the community as a whole. Additionally, pedestrians and vehicles traveling along Stonehill Drive and Selva Road will enjoy a visual enhancement from the public right of way. Accessible from Stonehill Drive, the multiple locations provide increased opportunities for public viewing of the art pieces. The location of the artwork will enhance the landscaping and create visual interest to the pocket park. Therefore, the proposed public art components will enhance the aesthetic environment of the project, its immediate vicinity, and the City as a whole.

CONCLUSION

The proposed artistic enhancements to the Gloria Dei Lutheran Church comply with the "Art-in-Public-Places" Program. Artistic theme, material, placement and location will be enjoyed by pedestrians, bicyclists and motorists. In addition, the new exterior

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landscaping which includes the pocket park, pathways, fountains and sculptures will encourage an appreciation of the arts in a natural environment. The applicant has also complied with the required timing for the submittal and review of the proposed public art components and approval of said public art components satisfies condition number 11 of the original entitlements, which will be installed prior to occupancy of the new buildings. The cost of the proposed artistic enhancements to Gloria Dei Lutheran Church exceeds the minimum amount required by the DPZC. Therefore, Staff recommends that the Planning Commission adopt the attached draft resolution, approving the public art component for the Gloria Dei Lutheran Church expansion and remodel.

Danny Giometti
Associate Planner

Ursula Luna-Reynosa, Director
Community Development Department

Attachments:

1. Draft Planning Commission Resolution No. 16-11-14-XX

Supporting Documents

2. Vicinity Map
3. Agenda Report - A&CC, October 19, 2016
4. Gloria Dei AIPP Proposal Handbook
5. Site-plan

RESOLUTION NO. 16-12-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING THE PUBLIC ART COMPONENT FOR THE GLORIA DEI LUTHERAN CHURCH REMODEL AND EXPANSION PROJECT.

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Gloria Dei Lutheran Church (the “Applicant”) is the owner of real property commonly referred to as 33501 Stonehill Drive (682-211-02) (the “Property”); and

WHEREAS, the Applicant has made an application to install on-site placement of public art in the form of multiple art pieces in compliance with the Art in Public Places (AIPP) program at the Property; and

WHEREAS, the subject AIPP application was tabled at the Planning Commission meeting of November 14, 2016; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15061 (b)(3) of the CEQA Guidelines – in that the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA).

WHEREAS, the Planning Commission did, on the 12th day of December, 2016, hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Art in Public Places component for the Gloria Dei Lutheran Church remodel and expansion project approved as part of Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct and incorporated herein by this reference.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves the public art components of the Gloria Dei Lutheran Church remodel and expansion project, subject to conditions:

- 1) That the work fulfills the purpose of the Art-in-Public-Places Program (AIPP) in that the applicant has selected artistic designs that are reminiscent of the local coastal environment. The purpose of the AIPP Program is to enhance the cultural and aesthetic environment of the City, and to encourage creativity, education and an appreciation of the arts and Dana Point's cultural heritage. The public art components proposed in conjunction with the Gloria Dei Lutheran Church remodel and expansion project will be both visually and tangibly accessible to the general public from the main parking lot and courtyard that faces Stonehill Drive. The location of the proposed art is prominent within the development and is accessible to physically challenged. It provides viewing opportunities along Stonehill Drive as well as through the public vehicular entry. Therefore, the proposed public art and the on-site installation at the Gloria Dei Lutheran Church property fulfills the purpose of the "Art-in-Public-Places" Program.
- 2) That the work is an enhancement to the site, surrounding neighborhood and the City as a whole in that proposed public art component enhances the existing site by providing several sculptures and pedestrian paths which are visually and tangibly accessible to the surrounding neighbors and community as a whole. Additionally, pedestrians and vehicles traveling along Stonehill Drive and Selva Road will enjoy a visual enhancement from the public right of way. Accessible from Stonehill Drive, the multiple locations provide increased opportunities for public viewing of the art pieces. The location of the artwork will enhance the landscaping and create visual interest to the pocket park. Therefore, the proposed public art components will enhance the aesthetic environment of the project, its immediate vicinity, and the City as a whole.

Conditions:

- 1) Approval of this application is to allow the on-site installation of public art components as depicted in Supporting Document 6 of the December 12, 2016, staff report for this request and in compliance with condition of approval number 11 of CUP13-0006 and SDP13-0013, and in accordance with Section 9.05.240 ("Art in Public Places" Program) of the Dana Point Zoning Code (DPZC) for the Gloria Dei Lutheran Church remodel and

expansion project. The project's total construction cost was estimated to be \$6,600,000; resulting in a minimum value cost requirement of \$33,000 for the public art component of the project.

- 2) Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
- 3) The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the City, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

- 4) The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
- 5) The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions.
- 6) The maintenance of the public art for the Gloria Dei Lutheran Church shall be the responsibility of the applicant (Gloria Dei church) and the applicant's assigns and successor's-in-interest.

- 7) Prior to the issuance of a Certificate of Use and Occupancy for the Gloria Dei Lutheran Church expansion and remodel approved as part of CUP13-0006 and SDP13-0013, the applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of all of the pieces included in this approval for public art.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of December 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric Nelson, Chairman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: OCTOBER 19, 2016

TO: DANA POINT ARTS AND CULTURE COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: THE PUBLIC ART COMPONENT FOR THE GLORIA DEI LUTHERAN CHURCH REMODEL AND EXPANSION PROJECT.

OWNER: Gloria Dei Lutheran Church

ARCHITECT: David Keitel/Domus Studio Architecture

REQUEST: Review and provide recommendation for the Planning Commission of the public art component of the Gloria Dei Lutheran church remodel and expansion project.

LOCATION: 33501 Stonehill Drive (682-211-02)

NOTICES: Notices are not required for Arts and Culture Commission consideration of the proposed “Art in Public Places” Program.

ENVIRONMENTAL: Pursuant to Section 15061 (b)(3) the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA).

ISSUES

- Does the proposed public art component fulfill the purposes of the Art-in-Public-Places Program to enhance the cultural and aesthetic environment of the City and encourage appreciation of the arts and our cultural heritage?
- Is the proposed art an enhancement to the site, surrounding neighborhood and the City as a whole?

ART IN PUBLIC PLACES PROGRAM

The City’s “Art-in-Public-Places (AIPP)” Program was approved in 1994 and is intended to enhance the cultural and aesthetic environment of the City, encourage creativity, and education, and appreciation of the arts and the cultural heritage of the City. The Program also implements goals and policies of the Dana Point General Plan - Urban Design

Element and the Dana Point Community Cultural Plan.

The AIPP Program is applicable to all new development within residential, commercial, mixed use, office, industrial, institutional, and recreational zoning districts. Although the Zoning Code does not mandate themes for the public art component of a project, the Code does identify possible thematic content for representational and abstract public art. Some of the suggested themes are: coastal/marine lifestyle; history of the City of Dana Point; archaeology and paleontology of the natural environment of the area; and, cultures of indigenous peoples of the area. The media used in the public art should be appropriate to the artwork and immediate physical surroundings and should incorporate non-visual elements, where possible, for the benefit of the visually impaired. The location of the public art component should be prominent within the development project with a focus to a pedestrian experience. In locating the art component, consideration should be given to making the public art accessible to the physically challenged. The public art component should provide viewing opportunities from many angles and the site's landscaping and lighting should complement and enhance the public art component.

The "Public Art" as defined in the Zoning ordinance includes, but is not limited to, sculptures, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, film and video, and preservation of features or resources of historical, archaeological or paleontological significance, located in or on a site open and accessible to the public. Public art may be either representational or abstract. A "Public art component" is defined as a piece of public art and any accompanying landscape, hardscape, lighting, public performance space, public art display space, and plaques, signs or narrative materials.

Projects with total construction costs of over one million dollars are required to participate in the City's AIPP Program. The minimum value for the public art component is one-half percent (0.005) of total construction costs of the project. Participation in the Program can be satisfied by contribution to a public art in-lieu fund or by on- or off-site placement of public art as a component of the development project.

BACKGROUND

The Gloria Dei Lutheran Church renovation and expansion project was approved in September, 2014, with plans for a new sanctuary, pre-school and gymnasium including accessory carillon tower, elevator tower and columbarium. The project also includes a shared parking program for on-site uses, the demolition of the existing fellowship hall, and the conversion of the current sanctuary to church administration offices located at 33501 Stonehill Drive.

The public art components originally integrated into the renovation proposal are included in the attached booklet and will serve to satisfy the requirement of the AIPP program. The project's construction cost was estimated to be \$6,600,000; therefore the applicant is required to provide public art which costs at a minimum \$33,000. Based upon the

attached proposal, Gloria Dei will be investing over \$400,000 or approximately 6.2% of their construction contract towards public art.

DISCUSSION

The applicant has proposed a public art program component in compliance with condition of approval number 11 of Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013 for the Gloria Dei Lutheran Church remodel and expansion project. Section 9.05.240(e)(4) of the Dana Point Zoning Code states that an application for the public art component of a development project shall include the following:

- A rendering or model of the proposed work;
- A colors and materials board;
- Site, landscaping and lighting plans;
- A statement from the Applicant/Property Owner, detailing how the proposed work fulfills the purpose of the “Art-in-Public-Places” Program;
- A copy of the text of accompanying plaque(s) or narrative material(s);
- An estimate of total construction cost of the development project and value of the proposed public art; and
- Other materials or information required by the Director of Community Development necessary to determine compliance with the “Art-in-Public-Places” Program.

The applicant has submitted a handbook that includes a site plan identifying the location of the proposed artwork, graphic representations of the proposed art components, and financial details. The information in the handbook demonstrates compliance with the City’s requirement for participation in the AIPP program and includes a statement detailing how the proposed work fulfills the purpose of the AIPP program.

The proposed public art will consist of a series of artistic enhancements to the site specifically integrated onto the exterior sides of the building and throughout the public outdoor areas. The most prominent feature fulfilling the AIPP requirement is the incorporation of two large stained glass windows which face Stonehill Drive. Gloria Dei Lutheran Church contracted with renowned architectural glass artist, Mark Gulsrud to design the custom stained glass features. Mr. Gulsrud’s site-specific portfolio encompasses glass-art ranging from liturgical, corporate and public projects. More notably, he is known for designing the Sunset Gower Studios entrance portal in Hollywood, California. His art focuses on water-like designs, which suggest a natural environment that is typically associated with Dana Point. These particular pieces and the following artistic enhancements are proposed to fulfill the AIPP requirement and are listed in more detail below:

- Stained Glass Windows
 - Windows designs are both visible from inside and outside of the church along Stonehill Drive.

-
- Overall design is suggestive of the natural environment.
 - Both windows will be backlit at night to create a sculptural effect.
 - Stained glass windows will add a dramatic new element of art and be integrated into the architectural styling.
 - Total cost: \$81,600
- Contemplation Garden Cross and Entry Wall Sculptures
 - Contemplation Garden/ pocket park located at the south end of the site along the foot of the canyon.
 - Provides a secluded public park with natural rock seating.
 - Garden entrance surrounded by two large curved panel sculptures.
 - Integrating local natural resources with rocks and dry creek imagery.
 - Centerpiece of Garden is a corten steel Cross sculpture and a large boulder fountain.
 - Planting of native foliage to create an enclosed garden.
 - Total cost: \$110,063
 - Courtyard Fountain
 - Large natural boulder fountain placed in the center of the main community courtyard.
 - Fountain will be roughly 84" long by 36"-42" wide.
 - Fountain will feature a 3" deep carved out cross in the center.
 - Total cost: \$29,763
 - Carillon Bells
 - Schulmerich brand bells will be hung from the new bell tower offering different sounds and styles for various occasions.
 - Total cost: \$14,698

The elements noted above will enhance the site's connection to the natural environment and the nearby coastal environment through the use of natural materials, running water and flora native to Dana Point. The proposed colors, textures and surfaces will bring interest to the property and greatly enhance the surrounding public streets and neighborhood. Similarly, the landscaping and hardscaping approved under the original building permits will be complimentary to the proposed public art.

Zoning Code Section 9.05.240 sets forth requirements and findings to be used as the basis for approving the public art component. The required findings are listed below with staff analyses:

1. That the work fulfills the purpose of the Art-in-Public-Places Program.

The applicant has selected artistic designs that are reminiscent of the local coastal

environment. The purpose of the AIPP Program is to enhance the cultural and aesthetic environment of the City, and to encourage creativity, education and an appreciation of the arts and our cultural heritage. The proposed artistic enhancements to the Gloria Dei Lutheran Church remodel and expansion project will be both visually and tangibly accessible to the general public from the main parking lot and courtyard which faces Stonehill Drive. The location of the proposed art is prominent within the development and is accessible to physically challenged. It provides viewing opportunities along Stonehill Drive as well as through the public entry. Furthermore, the public art will assist in fostering an appreciation of the arts. Therefore, the proposed installation of public art at Gloria Dei Lutheran Church fulfills the purpose of the "Art-in-Public-Places" Program.

2. That the work is an enhancement to the site, surrounding neighborhood and the City as a whole.

The proposed public art component enhances the existing site by providing several sculptures which are visually and tangibly accessible to the general public. Furthermore, the useable pedestrian paths and seating areas are open to and easily accessible by the surrounding neighbors and community as whole. Additionally, pedestrians and vehicles traveling along Stonehill and Selva Drive will enjoy a visual enhancement from the public right of way. Accessible from Stonehill Drive, the multiple locations provide increased opportunities for public viewing of the art pieces. The location of the artwork will enhance the landscaping and create visual interest to the park. Therefore, the proposed public art components will enhance the aesthetic environment of the projects immediate vicinity, as well as the City as a whole.

CONCLUSION

The proposed artistic enhancements to the Gloria Dei Lutheran Church complies with the "Art-in-Public-Places" Program. Artistic theme, material, placement and location will be enjoyed by pedestrians, bicyclists and motorists. In addition, the new exterior landscaping which includes the park, pathways, fountains and sculptures will encourage an appreciation of the arts in a natural environment. The applicant has also complied with required timing for submittal and review of the proposed public art component and pursuant to condition number 11 of the original entitlement, will install the public art prior to occupancy of the new buildings. The cost of the proposed artistic enhancements to Gloria Dei Lutheran Church exceeds the minimum amount required by the Zoning Ordinance. **Therefore, Staff suggests that the Arts and Culture Commission recommend approval of the Public Art Component for the Gloria Dei Lutheran Church expansion and remodel to the City of Dana Point Planning Commission.**

Danny Giometti
Associate Planner

Ursula Luna-Reynosa, Director
Community Development Department

Supporting Documents

1. Vicinity Map
2. Gloria Dei AIPP Proposal Handbook
3. Site-plan



August 24, 2016

Mr. Danny Giometti
 Assistant Planner
 City of Dana Point
 33282 Street of the Golden Lantern
 Dana Point, CA 92629

R.E. Gloria Dei Lutheran Church | Art in Public Places Program

Dear Mr. Giometti and Members of the Dana Point Art Commission,

On behalf of Gloria Dei Lutheran Church, we are pleased to make this submittal to the Art in Public Places Program. Gloria Dei Lutheran Church was established in 1965 with the first service held at Serra School in Capistrano Beach with a total of fifty people in attendance. After moving worship services to Richard Henry Dana Elementary School, we broke ground on the current site on December 11, 1966. The Church is many times that size fifty years later and is looking to expand our mission in our community in the next five decades. Having faithfully served the Dana Point Community for over fifty years, we are excited to make this presentation and share with the community a variety of visual and performing Arts.

A Community Center Serving the City of Dana Point and Surrounding Community

Gloria Dei Lutheran Church has long had a mission to serve its community in cultural ways that go far beyond its mission as a Lutheran Church.

The program goals are to “...enhance the cultural and aesthetic environment of the City of Dana Point, and to encourage creativity, education, and an appreciation of the arts and our cultural heritage”. Unlike most development projects, Gloria Dei is unique by extending the campus and facilities on a weekly basis to a variety of members and community groups. Among these many community groups and not mentioning our church related groups are:

Al-Anon	Community group of 50+ members supporting families dealing with alcoholism.
Dana Point Historical Society	Community group
Las Buenas Amigas	Community group
TOPS (Take Off Pounds Sensibly)	Community group working with weight loss
Serra’s Pantry Volunteer Meetings	Community group food bank
Boy Scouts	Community group supporting scouting and teaching life values
VFW Auxiliary 9934 Dana Point	Community group supporting Veterans of Foreign Wars
Bellagio Strings Youth Orchestra	Refer to special paragraph under community music programs
Dana Hills High Marine Biology	Six week adult class for students/parents; six nights each Spring (100+ people)
National Charity League – High School	Mothers and daughters group
Quilting Group	Community and church group meeting monthly
Thunderbird Association	Community group
Jim’s Music Camp	Community music camp, several weeks each summer (30+ participants)
Annual Rummage Sale	Community rummage sale attended by 500+ community members
Piano Recitals/Instruction	Church facilities used by piano instructors for teaching and recitals (monthly)

Red Cross Blood Mobile	Community members give blood several times each year
Los Angelitos Orphanage Mission	Community and Church members organize to support Mexican orphanage
Polling Site	Community voting site several times each year

Many of these programs are related to specifically supporting the arts in our Dana Point community, particularly with respect to music. Investments will be made as a part of the project to seriously grow our community outreach in music programs.

Outlined in the attached substance of this submittal are the elements fulfilling the "Public Art" requirements. It is certainly accurate to state that historically churches encompass art that has become a fabric of the community and the culture that it projects. This art and the cultural programs that Gloria Dei supports will be appreciated not only by our congregational members, but by a much larger community and public numbering in the hundreds on a weekly/monthly basis. Gloria Dei is an open campus that will contain art in many of the formats that are outlined in the Section 9.05.240 "Art in Public Places" Program, including fountains and cultural programs that involve "sound" and music that reach out not only to the general public but these non-visual elements are also for the benefit of the visually impaired.

Based upon the requirements of the "Art in Public Places" Program, we are required to invest ½ percent of our project cost toward elements that fulfill the programs goals and objectives. Our construction contract is for \$6,600,000. That would require Gloria Dei to invest approximately \$33,000 toward the requirements of the program. Based upon the attached summary of our intentions, Gloria Dei will be investing over \$400,000 or approximately 6.2% of our construction contract. That investment is for hard costs alone and does not include ongoing programmatic support for any of the art or cultural based programs.

I will be happy to respond to any questions you may have regarding our submittal.

Sincerely,

Rev. David Mattson
Senior Pastor

Contemplation Garden Cross and Entry Wall Sculptures

One of the most spiritual and quiet public places on the campus is located at the south end of the site at the foot of a canyon. The space previously simply pushed a gravel gathering area into the canyon. The church felt strongly to preserve this aspect of the site and went beyond by incorporating a landscape design that restored the area to preserve the natural resources. The concrete drainage swales were cut back and replaced with rocks and dry creek imagery that naturally functions to control the rain water, but when not in use, provides a natural setting. Native plants and trees will revegetate the Garden and are part of the on-site bioswale storm water system.

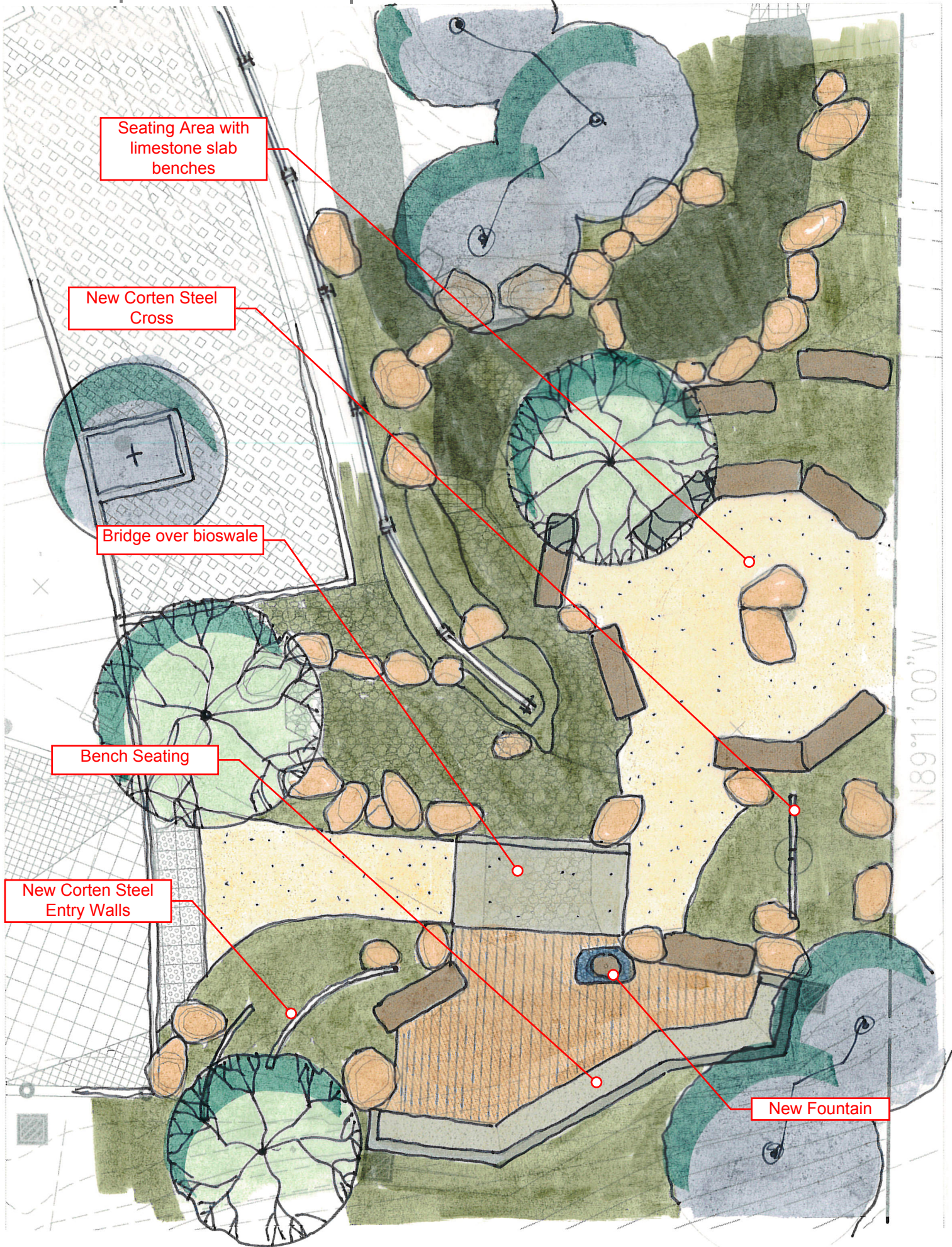
The public Contemplation Garden provides a retreat for individuals and small groups with natural rock seating. The public garden entrance is flanked by two large curved panel sculptures of corten steel with waterjet words cut into panel stating: *"Three things will last forever, FAITH, HOPE and LOVE and the greatest of these is LOVE"*. The centerpiece of the Garden is a corten steel Cross sculpture. The central core of the cross was left open allowing the space to be filled by all who welcome it.

Corten Wall cost: \$20,350 + \$28,500 installation: Total: \$48,850

Corten Cross cost: \$18,600 + \$19,600 installation: Total: \$38,200

Total: \$87,050

Contemplation Garden | Pocket Park



Seating Area with limestone slab benches

New Corten Steel Cross

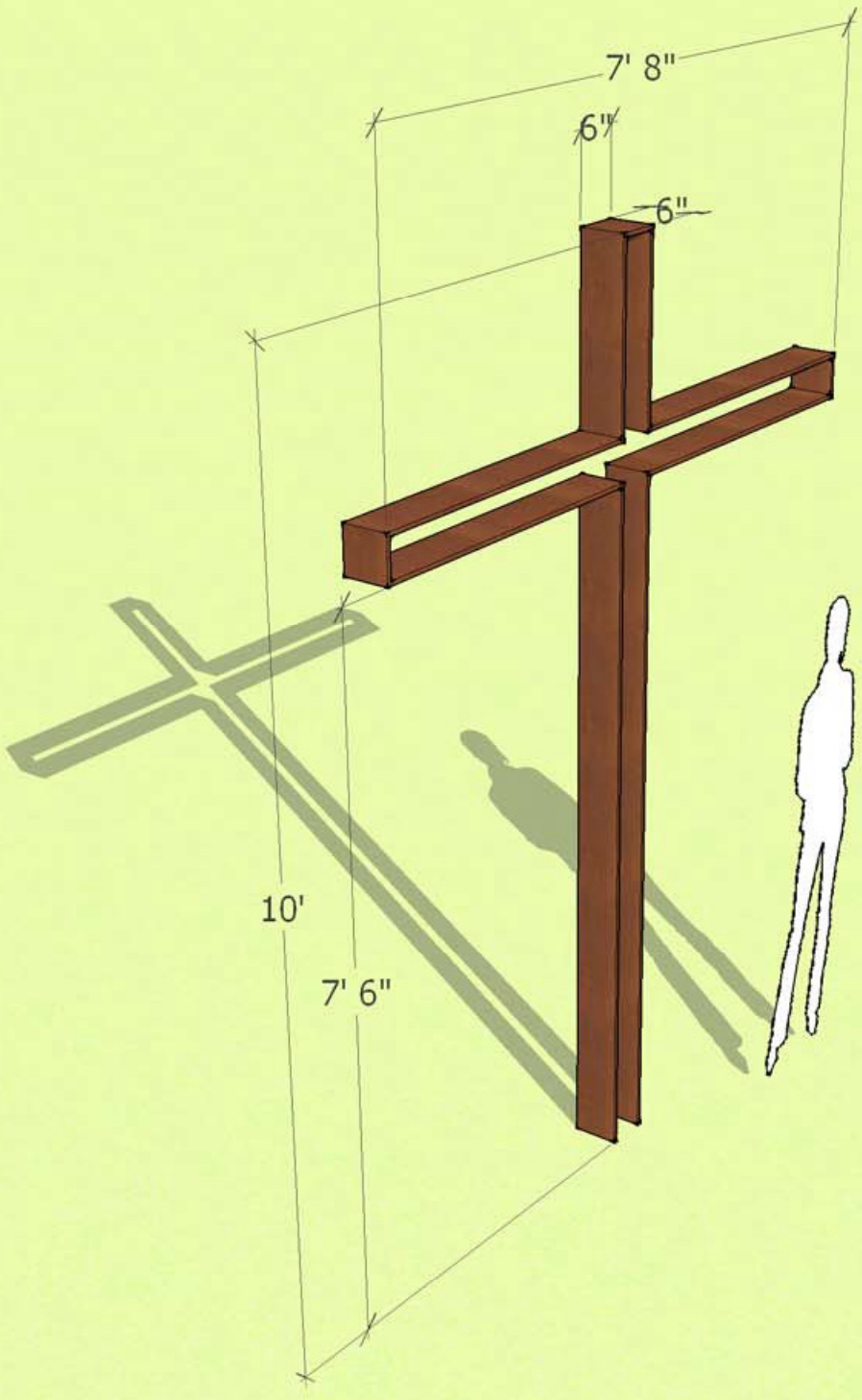
Bridge over bioswale

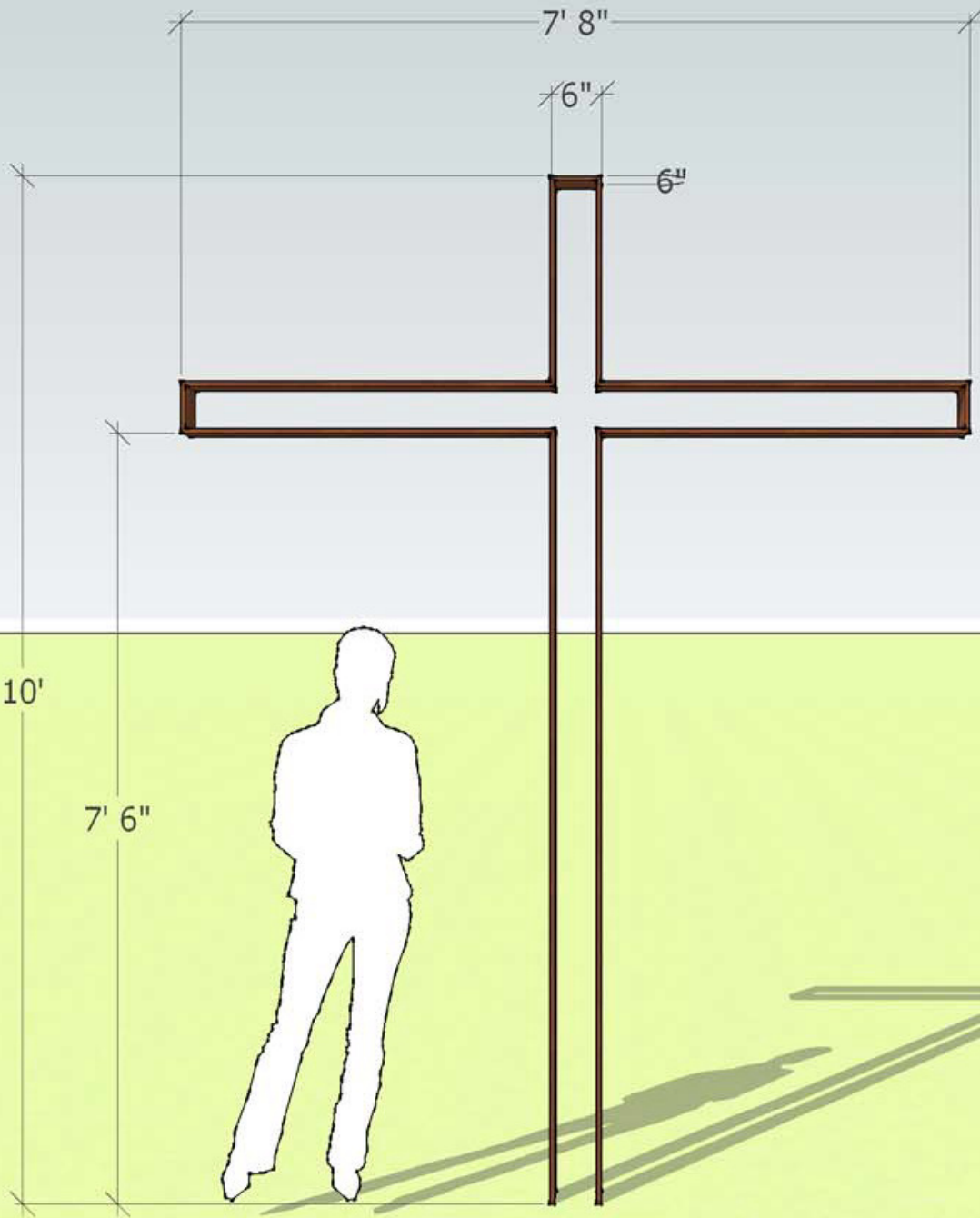
Bench Seating

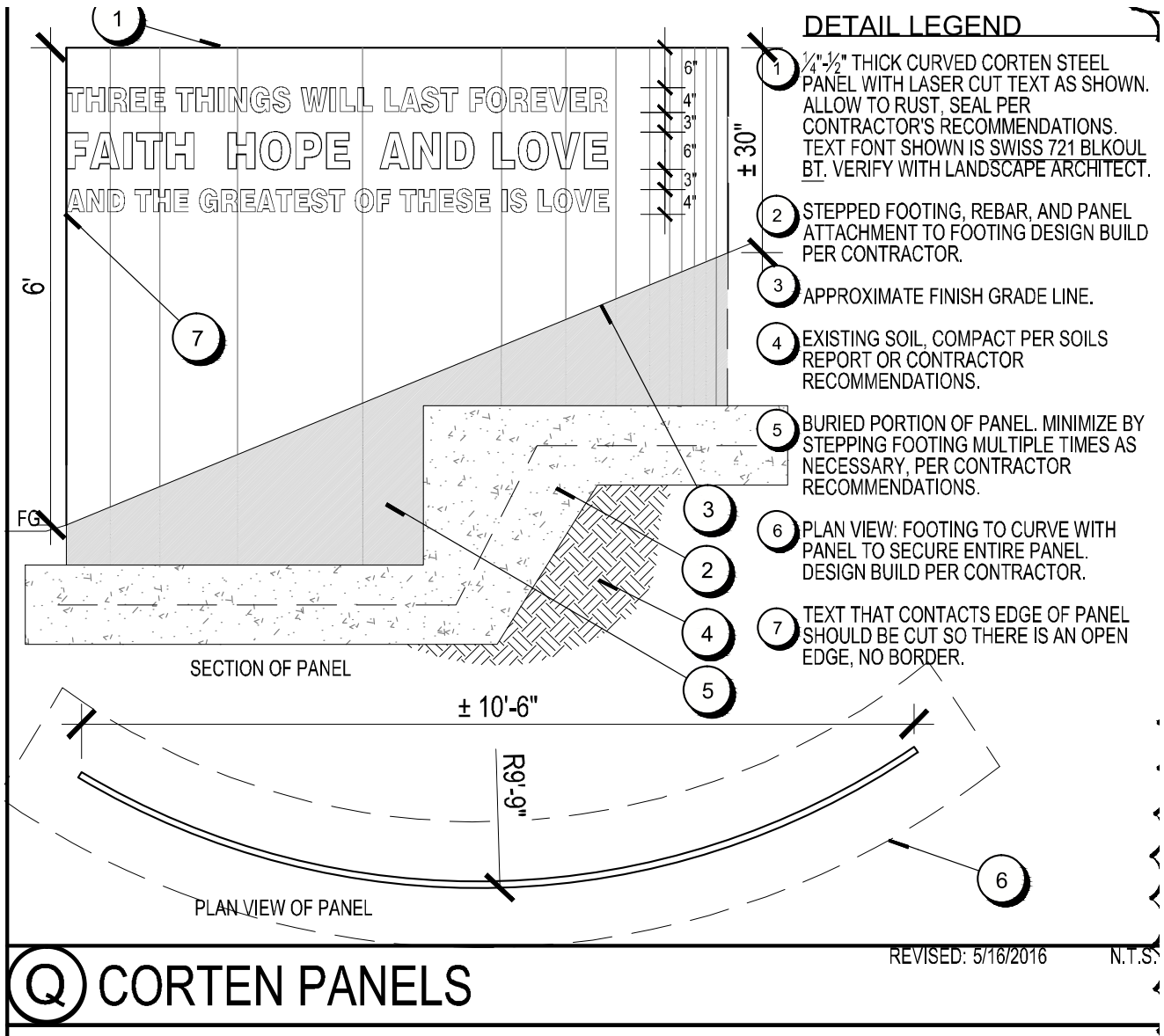
New Corten Steel Entry Walls

New Fountain

N89°11'00" W







Q CORTEN PANELS

Courtyard Fountain

The main community courtyard will feature a large natural boulder fountain. Similar to the Contemplation Garden Fountain, this larger more prominent boulder fountain is situated in a bosque of Sycamore trees surrounded by an irregular shaped ipe wood deck. The fountain boulder, pulled from the region, was slice off flat. The center of boulder will have a bush hammered 3" carved out depression with a copper bubbling heads for noise and water with a carved out cross where the water will overflow. The boulder rough dimension will be +-84" long by +-36"-42" wide.

Contemplation Garden Fountain

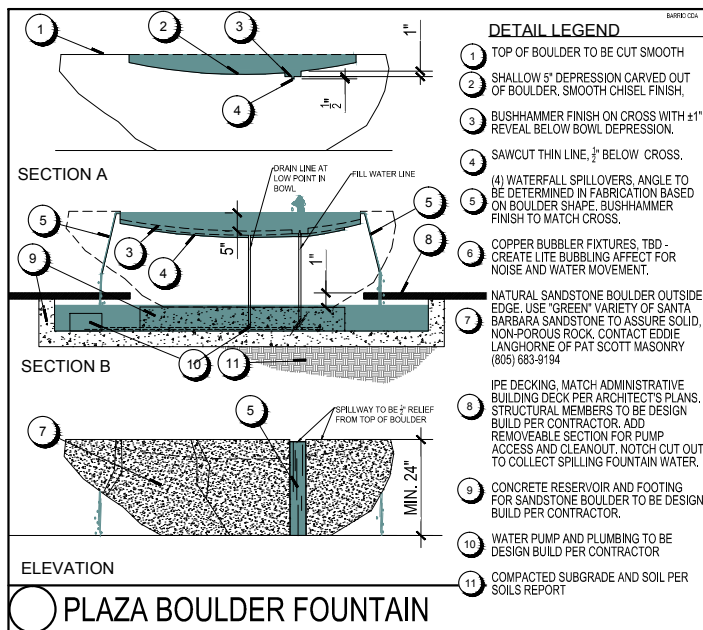
Also included in the Contemplation Garden is a second large boulder fountain. It also has a flat cut flat top created by craftsmen in Santa Barbara with a regional stone, sliced flat on top and drilled to allow water pump out and over the top and cascade down the side to a hidden rock catch basin which recirculates the water.

Courtyard boulder Fountain Cost: \$10,854

Contemplation Garden boulder Fountain Costs: \$4,104

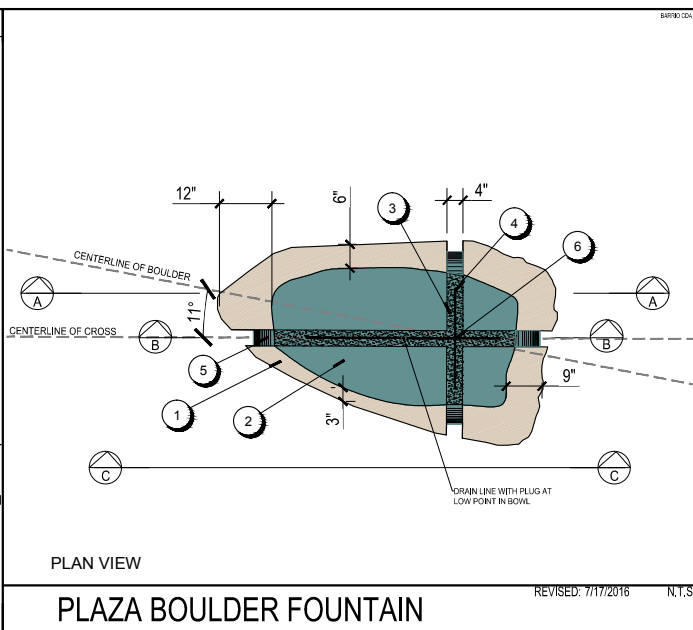
Fabrication/Installation costs: \$37,818

Total: \$52,776

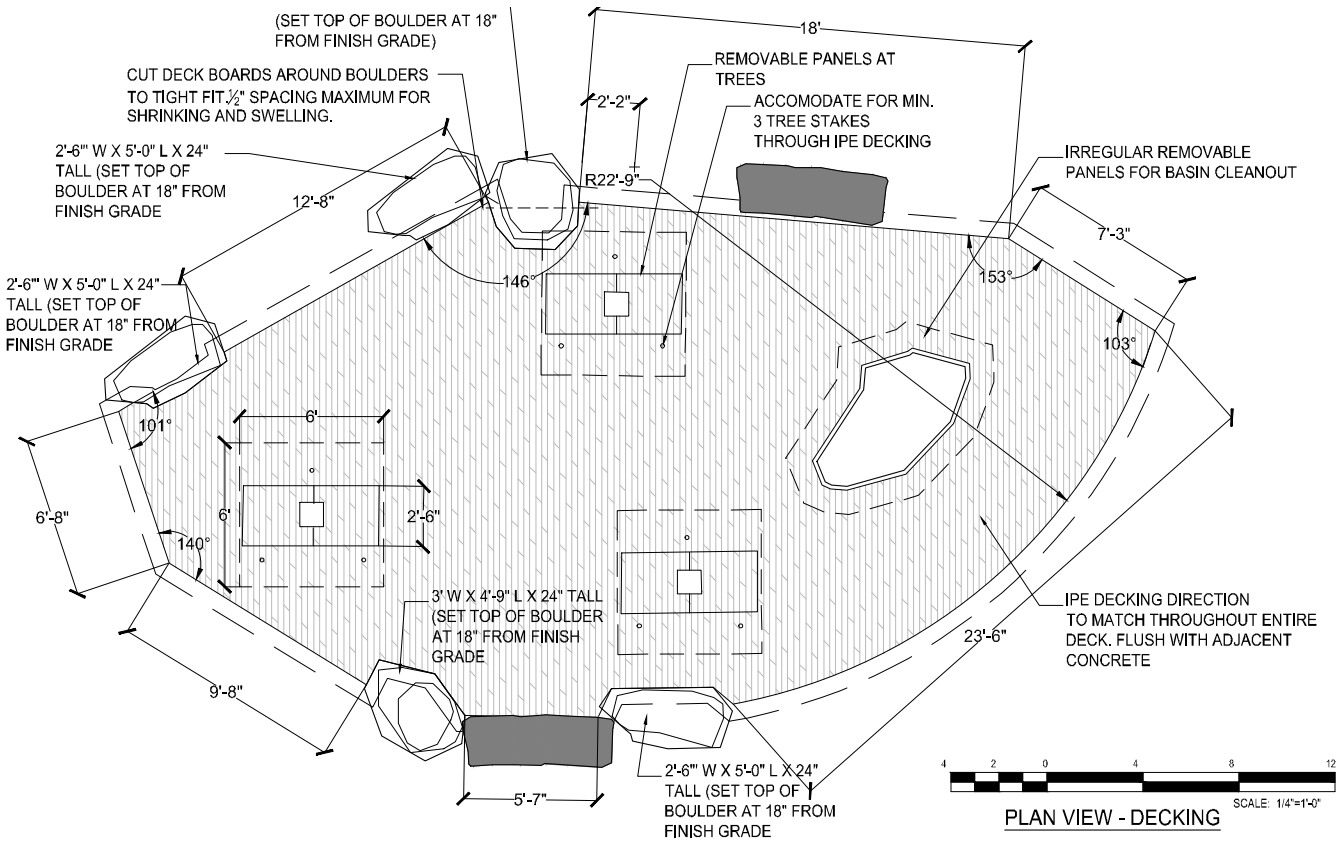


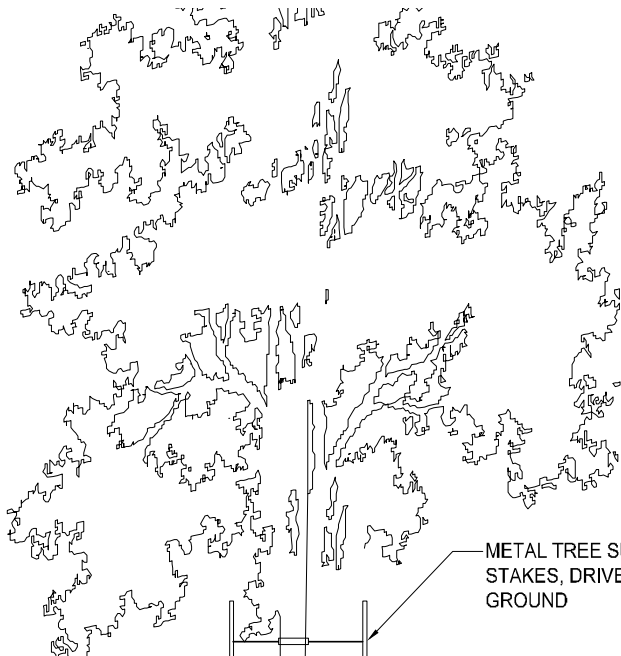
DETAIL LEGEND

- 1 TOP OF BOULDER TO BE CUT SMOOTH
- 2 SHALLOW 5" DEPRESSION CARVED OUT OF BOULDER, SMOOTH CHISEL FINISH.
- 3 BUSHHAMMER FINISH ON CROSS WITH ±1" REVEAL BELOW BOWL DEPRESSION.
- 4 SAWCUT THIN LINE, 1/2" BELOW CROSS.
- 5 (4) WATERFALL SPILLOVERS, ANGLE TO BE DETERMINED IN FABRICATION BASED ON BOULDER SHAPE, BUSHHAMMER FINISH TO MATCH CROSS.
- 6 COPPER BUBBLER FIXTURES, TBD - CREATE LITE BUBBLING AFFECT FOR NOISE AND WATER MOVEMENT.
- 7 NATURAL SANDSTONE BOULDER OUTSIDE EDGE. USE "GREEN" VARIETY OF SANTA BARBARA SANDSTONE TO ASSURE SOLID, NON-POROUS ROCK. CONTACT EDDIE LANGHORNE OF PAT SCOTT MASONRY (805) 683-9194
- 8 IPE DECKING, MATCH ADMINISTRATIVE BUILDING DECK PER ARCHITECT'S PLANS, STRUCTURAL MEMBERS TO BE DESIGN BUILD PER CONTRACTOR, ADD REMOVEABLE SECTION FOR PUMP ACCESS AND CLEANOUT, NOTCH CUT OUT TO COLLECT SPILLING FOUNTAIN WATER.
- 9 CONCRETE RESERVOIR AND FOOTING FOR SANDSTONE BOULDER TO BE DESIGN BUILD PER CONTRACTOR.
- 10 WATER PUMP AND PLUMBING TO BE DESIGN BUILD PER CONTRACTOR
- 11 COMPACTED SUBGRADE AND SOIL PER SOILS REPORT

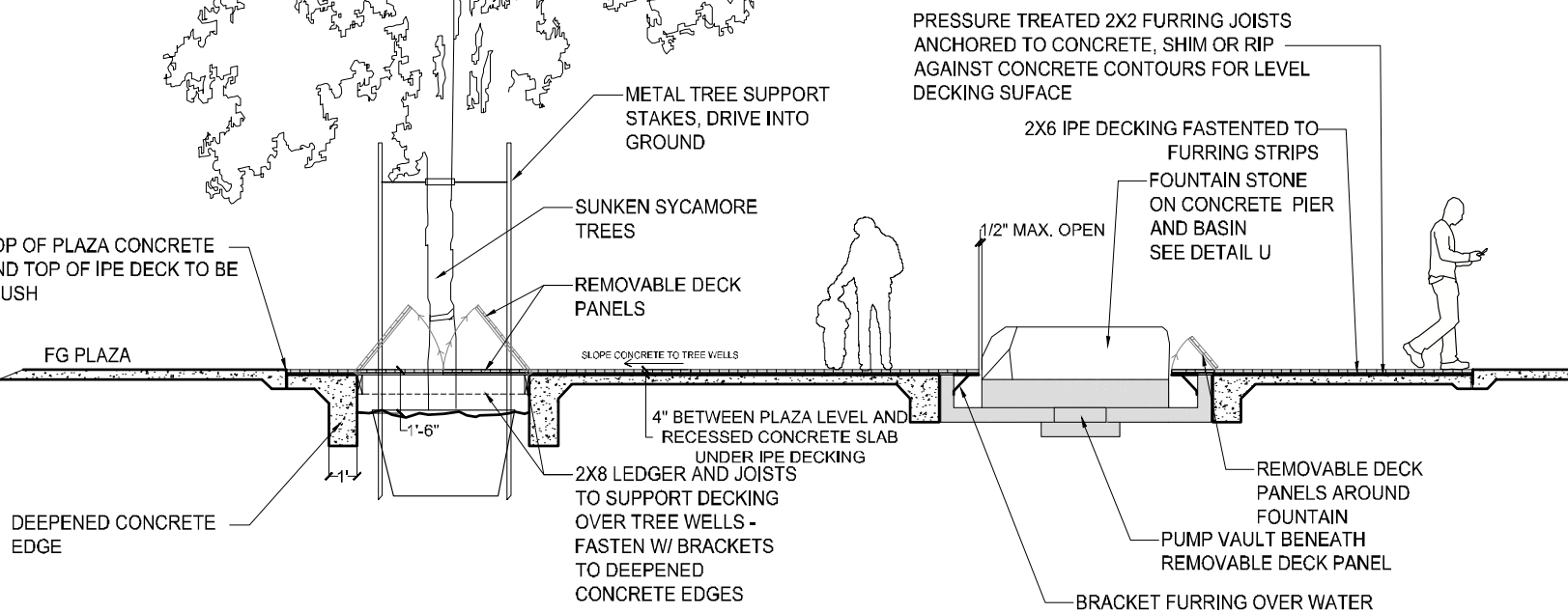


SCALE: 1/2" = 1'-0"





NOTES:
 1. REFER TO CIVIL ENGINEER'S PLANS FOR FINISH GRADES, SPOT ELEVATIONS, TOPS OF WALLS, ETC.
 2. REFER TO STRUCTURAL DETAILS AND SOILS REPORT FOR CONSTRUCTION DETAILS AND/OR SUBGRADE CONDITIONS.



SECTION 'A'

Contemplation Garden fountain



Courtyard Fountain side view



Cutting machine



Courtyard boulder fountain after being cut





Carillon Bells

Since 1935 Schulmerich Bells has produced over a million bells for various institutions. The carillon will be located in the upper portion of the courtyard tower. The Schulmerich Carillon will fill the air with beautiful music of bells, peals, tolls and hymns. The system includes a library of 7,800 melodies, bell ringing clock and chimes with rich, sonorous bell tones. The carillon includes a collection of four performing bells voices:

True Cast Bells

This is the True Cast bell sound with realistic clapper impact and decay. The complete 61-note range is included: from the glockenspiel sounds of the upper register, to the low bourdon bells.

Flemish Bells

Created for the Flemish low-lands of Belgium and Holland, the Flemish bells were quite pleasing and capable of playing harmony, a possibility lacking in the Old English bell. The major tuning of the Flemish bell offers an entire 61-note range that is rich and brilliantly clear.

English Bells

Old English bells, although tuned to a pitch, were not the perfect bells. Their charm, however, is in the rich and sonorous tones of each bell. English bells are most effective when played as single notes. Melodies on the 37 English bells with Harp accompaniment offer a beautiful option for performance.

Harp Bells

Although the 61 Harp Bells are generally used as accompaniment to the other bell voices they are also a beautiful solo voice.

Carillon Cost: \$14,698

Carillon speaker Location



PROPOSAL OF INSTALLATION & AGREEMENT

Prepared for

Gloria Dei Lutheran Church, Dana Point

February 11, 2016

Schulmerich G5 Series 1 Carillon



Proposal of Installation and Agreement

Parties to the Agreement

This Proposal of Installation represents an agreement between the following parties, hereinafter known as Seller and Purchaser:

Seller

ChurchKeyboardCenter, LLC

250 W. Duarte Rd, Suite B
Monrovia, CA 91016

Purchaser

Gloria Dei Lutheran Church

33501 Stonehill Dr
Dana Point, CA 92629

Proposed Installation

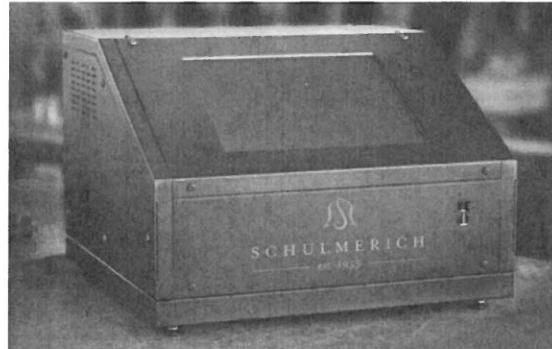
It is herewith proposed that Seller install the following equipment on the Purchaser's premises as described below:

Carillon System

Schulmerich G5 Series 1
digital carillon

System Includes

- System unit with touch screen control
- 750 song selection from 7,800 song library
- Amplifier
- External speakers



Audio System

The external audio system includes two (2) horn-style speakers (drivers) that will be installed in the top of the elevator tower and provide approximately 180 degree coverage of the site. Each speaker is adjustable, enabling the sound level to be appropriate for each section of the site.

Internal speakers (in the church sanctuary) are not included since the carillon is not interfaced to an organ or keyboard and will not be used for live performance.

Carillon Features

The Schummerich G5 Series 1 is a state-of-the-art digital carillon that provides the sound of real cast bells—all from a solid-state system with no moving parts. The system library includes:

- 7,800 songs in multiple bell voices, keys and arrangements—including English and Flemish bells, and TrueCast bells that replicate the authentic sound of cast bronze bells struck with a clapper and a long decay
- Up to 750 songs may be used (additional capacity may be purchased in blocks of 250 songs)
- 8 programmable swinging bells
- 25 customizable tolling bells
- 8 clock chimes (Westminster, Whittington, Winchester, St. Michael's, Ave Maria/Lourdes, Four Bell Parsifal, Tennyson and Norwich) with four/strike options
- 10 bagpipe songs, including *Amazing Grace*
- Taps and rifle volley

System Features

- Sophisticated programmed play scheduling—up to six independent schedules may be programmed, songs will automatically “stack” where multiple schedules overlap—an overview of scheduling and system control screenshots can be found here: <http://schulmerichcarillons.com/g5/>
- Extensive playlist capabilities with user-definable play rules
- Custom songs may be added to the library
- 100-year Western and Orthodox holiday calendar
- Connects to Internet for day/time synchronization
- 4 USB ports, 3 Ethernet connections, 2 audio outputs
- Built-in speaker for auditioning songs
- Heavy-duty construction

System Management & Scheduling

- All system controls are accessed via the 15” high-resolution LCD touch screen
- The G5 features a Windows-based graphical user interface that includes in-line help screens
- All management and scheduling functions are accessible (with password protection) from trusted computers via the church’s local area network (requires local network connection at the system unit—highly recommended)

Installation Plan

The system unit to be installed in a mutually agreed location. Seller will consult with architect re. conduit requirements and design details of the tower where the speakers are to be installed.

Purchaser responsible for:

- Providing 110v electrical outlet at the system unit location
- Providing conduit for speaker wire with pull string
- Providing local network connectivity (Cat 5 cable) at the system unit if remote management/schedule control is desired from PCs in the office and in the A/V booth

Seller responsible for:

- Installing the system unit
- Installing speakers in tower
- Providing and installing speaker wire
- User training

Warranty

Warranty

Schulmerich

Five (5) year warranty on parts and labor provided by Schulmerich

Pricing & Payments

Equipment and installation as described	\$13,610.00
California Sales Tax (8.0%)	1,088.80
Total	\$14,698.80

Payment schedule

Due upon approval of agreement	\$7,500.00
Due upon delivery of equipment & installation	7,198.80
Total of Payments	\$14,698.80

The price quoted is valid until April 30, 2016. Acceptance of this proposal, signified by Purchaser's authorized signature below and deposit received by Church Keyboard Center, guarantees the project cost quoted herein. A new price quote may be necessary if agreement is not accepted by April 30, 2016.

Agreement

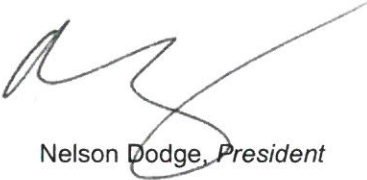
It is mutually agreed that until the installation of the carillon is completed, the equipment, in every event, be and be deemed to be treated as personal property. The title and ownership thereof shall be and remain with the Seller until the balance due has been paid in full, after which the equipment shall become the property of the Purchaser; and until the completion of payment and acceptance as aforesaid, the equipment shall be held by the Purchaser in trust for the use, benefit and security of the Seller free, clear, and excluded from any lien, mortgage, pledge or other encumbrances of whatever name, except such as shall be expressly subject and subordinate to the right, title and interest of the Seller as herein expressed.

This Agreement is to be performed in the State of California, United States of America, and is to be construed and enforced in accordance with the laws of the State of California.

Proposal accepted and agreed as described above

Church Keyboard Center

Gloria Dei Lutheran Church





Nelson Dodge, *President*

Authorized Signature

Date February 4, 2016

Date *3-3-16*

Stained Glass Windows

The church design incorporates two very large stained glass windows facing the public sides of the property. The church contracted with the renowned stained glass artist Mark Gulsrud out of his state of Washington studio. The architecture of the building wraps around a large cross window at the entry of the campus. The second window at the Chancel will be seen by public view across the canyon. Below are the artist's interpretation of each window.



See provided stained glass board mock-ups

ARCHITECTURAL ART GLASS

Stained Glass Window One | Cross Window

- The cross design is strongly suggestive of God's gift of Creation and the elements of the Dana Point environment which make it such a special place.
- The cross-shaped window on the front of the building is suggestive of the overall natural environment which makes Dana Point such a special place to live and to visit.
- The lower burgundy area in the window suggests landscape and relates to the chancel window.
- Vertical forms in cool hues bring to mind the flowing waters and cool breezes which draw so many to the area.
- My inspiration for the horizontal is a golden sunset with billowing clouds in rose, pink, lavender, and golden yellow on the horizon. Rays of light are bursting from those clouds as the sun sets.
- The window will be fabricated in the leaded technique. Typically, one size lead structurally appropriate for the size and design of the window would be selected and used throughout the window. In this design a wide variety of lead widths from 1/4" to 1" will be incorporated so the line will become a strong design element rather than simply a structural necessity.
- The majority of the glass used will be custom hand blown glass made in collaboration with the Fremont Antique Glass Co. in Seattle, Washington. The exceptions will be the golden hues in both designs and the rich blue of the chancel window which will be produced in Germany.
- The swirled rose, lavender, and yellow glass of the sunset "clouds" is quite unique. Silver nitrate is used to produce the golden yellow, gold salts to produce rose to pink hues, and cobalt to produce shades of lavender. The colorants are introduced individually during the blowing process and become swirled during that process. The glass is then reduced in an oxygen-poor furnace environment producing the beautiful colors. Due to the techniques used each sheet of this glass is unique.
- The intense swirled golden color of the sunset is produced using silver nitrate swirled with burgundy colorants. The result is a glass of golden yellow with spontaneous swirls of amber.
- The glasses in this window range from brilliant transparent colors to moderately transparent glass. The burgundy color in the lower area of the composition will be obscure.
- At night when the window is backlit these different glasses will create a sculptural effect as opposed to the usual two-dimensional quality of stained glass. The obscure glass catches and diffuses the light and appears to be more solid. The light passes through the brilliantly transparent colors creating colors with movement and sparkle. The moderately transparent glass offers variations in between.
- This stained glass window will add a dramatic new element to Dana Point Public Art.

Window cost: \$24,000

Corner Window -
View from Stonehill
drive at church
intersection



Corner Window



Stained Glass Window Two | Chancel Window

- The chancel window and cross can be seen as a trinity composition. The cross, symbolizing Christ superimposes itself upon / within the stained glass window design.
- Through the ages God has been represented by emanations of light. The bright golden area in the window represents the presence of God.
- A symbol for the Holy Spirit is present in the wing-like shapes. Some might see them as suggestive of a descending dove. My inspiration was the Great Wind of the Spirit which is flowing into the sanctuary inspiring the congregation to go out into the secular world and live their faith through good works. These shapes are also reminiscent of the original windows in the existing sanctuary.
- The lavender circle behind the cross creates a missionary cross which is symbolic for Christ's work on earth.
- In the far right side of the window is a suggestion of landscape which indicates that the two stained glass window designs are related.

Window Cost: \$57,600

Chancel Window - will be visible from public view. Rendering does not sure clearly

Organ pipe facade



Chancel Window



Musical Arts Programs – Organ and User Groups

Gloria Dei Lutheran Church opens its doors to the community on a regular basis for seasonal organ concerts. Los Angeles Organ Company will install a new Allen Organ Heritage Quantum classical organ. The organ will have 3 manuals, 58 speaking stops with 7 voicing suites. The first concert scheduled will be in March of 2017 welcoming the Concordia University – Minnesota's 75 person choir. The sanctuary will be another concert venue for the City.

Gloria Dei envisions potential concerts with a full range of music venue from John Phillips Sousa to classical pops. These concerts would be geared to attract members of our community. The concert space would be the new Sanctuary building which will have a fifty foot retractable wall to the building to allow the building to feel much like a semi-open amphitheater. The inspiration for this art program integral to the building itself is the Wannamaker Building in downtown Philadelphia. The historic Wannamaker Building, which houses Macy's and an immense atrium space, also houses large pipe organ. Concerts play there weekly during Macy's operating hours. The cultural program is all about music as art and attracts many thousands of visitors every year most of whom come specifically for the concert itself. The program is advertised in most of Philadelphia's visitor and tour guides.

On top of the concert programs, Gloria Dei supports a Community Music Camp that is attended by about 30 children and a few adults. It's called Jim's Music Camp and meets for two weeks every summer and will also be available on Thursday evenings throughout the year. There are a number of piano instructors in the community that use Gloria Dei for teaching and recitals on a monthly basis.

Gloria Dei Lutheran Church also partners with The Arts & Learning Conservatory and their Bellagio String Youth Orchestra. The Conservatory is a member of the California Arts Council and the National Endowment for the Arts and was awarded the Arts Orange County's Outstanding Arts Organization of 2014. The new Sanctuary has been finely tuned acoustically by the firm of Shen Milson Wilke, LLP. Located in San Francisco, the firm served as a consult to assure the acoustics of the new space will meet the program requirements of the church, but also meet the demanding performance venue to be used by the Arts & Learning Conservatory's Bellagio String Youth Orchestra. For years the church has opened its facilities to the Youth Orchestra and will continue to do so, offering Dana Point youth a performance venue serving as a tool to engage them in music and assist in raising the excellence of the program. The program's goal is to promote a hands-on experience in the arts to all children regardless of race, age, income or level of experience. Most importantly they seek to keep the love of theater and the arts alive while instilling valuable life skills that promote teamwork, articulation, public speaking and refined social skills.

Organ Cost: \$173,693.96



Contract of Sale for:

**Gloria Dei Lutheran Church
Dana Point, California**



**Allen Digital Organ
*Heritage Q371 French III***

PREPARED BY:

Mark Herman, President

Los Angeles Organ Company

1270 Lincoln Ave, Suite 100 | Pasadena, CA 91103

(626) 791-9193 OFFICE

(626) 524-0090 CELL

Email: mark@losangelesorgan.com

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Musical Arts Program

Courtyard Fountain

Contemplation Garden Cross

Contemplation Garden Fountain

Contemplation Garden Fountain

Contemplation Garden Wall Sculptures

Gloria Dei Lutheran Church
33501 Stonehill Drive Dana Point, CA 92629

Site Plan

domusstudio architecture



2150 West Washington, Suite 303
San Diego, California 92110

Team
Project No. 1236
Drawing No.

Site Plan
1" = 20'-0"

SUPPORTING DOCUMENT #6

Site Plan