

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 6, 2006

FROM: CITY MANAGER

SUBJECT: WILLIAM CAREY INTERNATIONAL UNIVERSITY
MASTER DEVELOPMENT PLAN

RECOMMENDATION:

It is recommended that the City Council, following a public hearing:

1. Approve the Initial Environmental Study, Mitigated Negative Declaration, and the De Minimis Impact Finding on the State Fish and Game (Attachments C & D);
2. Adopt by Resolution the Findings that the proposed William Carey Master Development Plan is consistent with the Zoning Code and the General Plan (Attachment A); and
3. Approve the William Carey International University Master Development Plan (Attachment E) subject to the Conditions of Approval (Attachment B).
4. Direct the City Clerk to file a Notice of Determination and Certificate of Fee Exemption with the Los Angeles County Recorder; (Attachment D)

PLANNING COMMISSION:

On September 13, 2006, the Planning Commission recommended approval of the Master Development Plan with two changes. The Commission added a condition that the conditions of approval be reviewed by the Commission in one year and, at the request of the applicant, agreed to reduce the number of required security guards from two to one. Staff concurred with both changes. Neighboring residents attended the meeting in support of the applicant and a representative from one of the churches that operates on the campus spoke in favor of the Master Development Plan.

EXECUTIVE SUMMARY:

The William Carey International University (WCIU) Campus houses a variety of educational and religious uses in a complex of eleven buildings surrounded by residential neighborhoods. The Master Development Plan does not propose any new construction on site but rather, seeks to satisfy requirements for adequate parking and mitigation of impacts to surrounding neighborhoods. The Plan limits staff and enrollment for educational uses on site. A facilities management program is required that would eliminate parking overflow into adjacent neighborhoods if attendance at church services expands to exceed available parking.

BACKGROUND:

The 14.81-acre campus WCIU campus is located at 1539 East Howard Street and is bordered on three sides by residential streets (Howard Street, Wesley Avenue, and Elizabeth Street) and by the unincorporated Los Angeles community of Altadena. The campus is developed with eleven buildings (i.e. classrooms, cafeteria, library, dormitories, etc.), and five parking lots. The

site is accessible on three sides by Elizabeth Street on the north, Wesley Avenue on the west, and Howard Street on the south.

Because of the focus on distance learning, the students of WCIU are almost entirely off campus and WCIU makes campus facilities available to other educational and religious organizations. The current uses include:

- **College/University**

The WCIU academic activity includes an enrollment of 230 students on campus during the week, with 35 students attending classes on weekends, and 50 evening students enrolled in post-secondary and adult schools. Housing and accommodations for students and visiting faculty are provided both on campus and at surrounding properties owned by WCIU. Space previously used for the high school will revert to university and ancillary office uses.

- **Schools**

The academic uses include two existing K-8 schools, Judson International School and George Mueller Academy. Vacant classrooms also exist that may be used by the existing schools or another grammar school.

- **Offices**

Because of the university's unique academic curriculum, 38 non-governmental organizations (NGO's) use office space throughout the campus. The total amount of space used by the NGO's is approximately 41,100 square feet. The Ward Workshop and a section on the lower level of Townsend Hall are used for printing purposes and storage.

- **Churches**

On the weekends, several university buildings/facilities are used for religious assemblies (churches) including Latourette Library, Franson Hall, Zwemer Hall, and Mott Auditorium.

- **Parking of Recreational Vehicles as an Accessory Use**

Ten recreational vehicles serve as temporary housing for volunteers that stay on campus for several months at a time. The vehicles are parked in on-campus parking lots where utility hook-ups are provided.

ANALYSIS:

The Master Development Plan does not propose any new construction; improvements are limited to demolition of a workshop building and restriping of parking lots. The primary concern with use of the WCIU Campus is adequate parking for multiple uses and events. The weekday parking demand is low and the existing uses can currently be parked on-site. However, Sunday church services at times exceed the available parking on site and an increase in church attendance is anticipated.

The Master Development Plan proposes an increase to the future enrollment of the University/College to 260 students with a total of 166 faculty/staff. The grade levels of the schools will incorporate high school age students gradually over the next ten years. The Plan requires that WCIU limit staff and enrollment at the educational institutions and provide written notification to the City if the uses cease or propose to expand. The Plan also requires that activities be scheduled to minimize concurrent uses that would exceed the available parking.

An increase of church attendance is also anticipated for Sunday use of the campus facilities. The multiple weekend assembly uses are the primary cause of traffic and parking impacts to the

surrounding residential areas. The applicant has stated that currently approximately 850 people attend services on Sunday. The auditorium has the capacity for 2,000 attendees however and the church anticipates expanding to fill the space. If the auditorium, the library and the assembly hall were all to be filled to capacity at the same time, 770 parking spaces would be required.

A total of 342 parking spaces are currently available in five parking lots on campus. Through restriping the Master Development Plan expands this number by 126 for a total of 468 parking spaces on site. An additional 60 spaces will be provided off-site through a shared parking arrangement with the U.S. Center for World Mission (Taylor Hall) located at 1605 Elizabeth Street. The shared parking arrangement is subject to review and approval by the Zoning Administrator. This total of 528 parking spaces is still not enough to allow full use of the assembly facilities.

If attendance at Sunday services expands to exceed the availability of parking, the Plan requires WCIU to submit to the City a facilities management plan that either provides additional off-site parking or reduces demand through multiple staggered services, provision of incentives for carpooling, creation of tandem parking with an attendant, or provision of shuttle services.

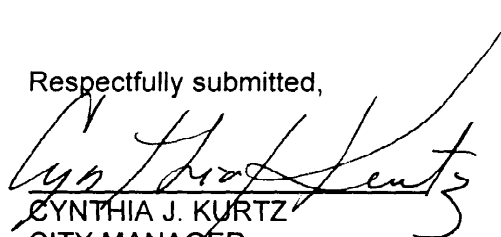
ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the Master Development Plan pursuant to the California Environmental Quality Act (CEQA) and the City of Pasadena Environmental Policy Guidelines. This initial study determined that potentially significant parking impacts may result from implementation of the Master Development Plan. The Initial Study also determined that parking deficiency impacts can be mitigated to a level of insignificance through implementation of mitigation measures. The draft Initial Study was posted for a 20-day comment period starting on August 24, 2006. Adoption of a Mitigated Negative Declaration (MND) is recommended, and a Notice of Determination has been prepared. Staff recommends that the City Council direct the City Clerk to file a Notice of Determination with the County Recorder.

FISCAL IMPACT:

There will not be a fiscal impact as a result of this Master Development Plan. The applicant will be responsible for all costs associated with condition monitoring and with meeting all the conditions set forth in the Public Works Department Memorandum. Permitting fees will be collected for future development projects to cover costs incurred from staff time required for project review.

Respectfully submitted,



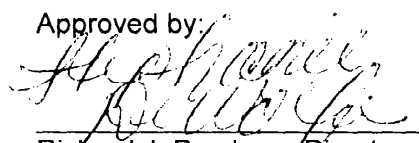
CYNTHIA J. KURTZ
CITY MANAGER

Prepared by:



Antonio Gardea
Associate Planner

Approved by:



Richard J. Bruckner, Director
Planning and Development

Attachments:

- A. Resolution
- B. Conditions of Approval
- C. Initial Environmental Study
- D. Mitigated Negative Declaration, De Minimis Impact Finding, & Notice of Determination
- E. William Carey International University Master Development Plan (Under Separate Cover)
- F. Traffic & Parking Study (Under Separate Cover)
- G. Public Correspondence