

# Agenda Report

**TO:** CITY COUNCIL **DATE:** APRIL 23, 2007  
**FROM:** CITY MANAGER  
**SUBJECT:** PRE-APPLICATION CONFERENCE FOR THE ART CENTER COLLEGE OF DESIGN 2008-2033 NORTH CAMPUS MASTER DEVELOPMENT PLAN

**RECOMMENDATION:**

This report is for information only.

**BACKGROUND:**

The Art Center College of Design has filed an application for a Master Development Plan with the City to allow for proposed new development at the campus located at 1700 Lida Street in the Linda Vista district of the City. The Art Center College of Design Master Development Plan will represent regulations that will cover all aspects of development with the campus boundaries, including:

- The type and location of uses on the campus;
- The amount of new development in identified areas and the extent of change to existing buildings;
- The amount and location of future parking and automobile circulation;
- The maximum height of all new structures;
- Architectural guidelines for new structures;
- The sequencing of new development and interim development guidelines.
- The location of tents for graduation and other special events.

## **PROJECT DESCRIPTION:**

The Master Development Plan would be implemented in three phases over 25 years and proposes (See Attachment B):

- Preservation of 145 acres of natural open space;
- Increasing landscaped open space from 167,000 square feet to 190,000 square feet;
- Increasing building area from 242,512 square feet to 330,786 square feet;
- Increasing student enrollment.
- Increasing faculty from 350 to 360.
- Phase 1
  - Construction of Sinclair Pavilion (completed in 2001).
- Phase 2
  - Construction of the Design Research Center (DRC) at 48,183 square feet;
  - Creation of new outdoor plazas that will serve as venues for formal and informal meetings and events;
  - Increasing on-site parking from 914 to 1,258 vehicle spaces with the construction of a new five-level parking structure;
  - Construction of 15,145 square feet of additional operations and maintenance facilities;
  - Removal of temporary classrooms made redundant by completion of DRC;
  - Construction of a 42,226 square foot, two-level addition to Tyler Annex;
  - Increasing student enrollment from 1,445 to 1,900.
- Phase 3
  - Renovation and remodeling of the Ellwood Building;

The height of new structures will range from approximately 52-feet for the expansion of the Tyler Addition to approximately 98-feet to the top of the glazed central atrium of the Design Research Center. Except for the atrium, the height for the DRC is a maximum of 60 feet or five stories. The new parking structure will be approximately 44-feet in height.

Subsequent entitlements required to implement the Master Development Plan include:

- Design Review for structures over 5,000 square feet (Design Research Center, Tyler Annex addition, and Parking Structure).
- Five-year Review of Master Development Plan on a quinquennial basis.
- Conditional Use Permits for minor projects not included in the scope of proposed development for the Master Development Plan.

#### **PPR MEETING SUMMARY:**

On March 28, 2007, a meeting for the project was conducted between the applicant and city staff. The purpose of the meeting is to identify the requirements of the various city departments, to give applicants direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

Environmental Review: The complexity of the Art Center College of Design North Campus location merits a project EIR to fully analyze the environmental issues. An Initial Environmental Study would focus the EIR. A scoping meeting, early in the process, would permit the community to comment on potential environmental issues. Some of the issues identified for EIR analysis include aesthetics, air quality, traffic and circulation, biological resources (trees), and urban design.

Design Review: Design review is required for new construction in all zoning districts when the square footage of a project exceeds 5,000 square feet. It is anticipated that new construction within the Master Development Plan would be subject to Design Review before the Design Commission as the Design Research Center, new parking garage, and Tyler Addition each exceed 25,000 square feet. Art Center would submit design review applications for each of the three phases as the Master Development Plan is implemented. The Design Commission would review the architectural, site planning and landscape design concepts.

Transportation/Circulation: A full Traffic Impact Analysis would be prepared and analyzed as part of the project EIR. The project would also be subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements. Non-residential development projects and the non-residential development portion of mixed-use development projects, which exceed 25,000 square feet of gross floor area, are required to submit a plan to the City that indicates compliance with the City's Trip Reduction Ordinance. If the traffic impacts exceed established standards and criteria, the Transportation Advisory Commission would review transportation analysis.

Trees: The proposed project is subject to the Tree Protection Ordinance. The project development envelope is defined as the area within 100 feet of new construction. There are 227 trees located within the development envelope. Of

the trees located within this area, 51 meet the tree preservation criteria for protection under the Tree Protection Ordinance. Under the proposed Master Development Plan, 19 protected native/specimen trees and 81 non-native/specimen trees would be removed.

Advisory Review: The following commissions would be involved in the entitlement process:

- Design Commission
- Historic Preservation Commission
- Planning Commission

**TENTATIVE TIMELINE:**

The following schedule outlines the timeline:

03/28/2007	Meeting between applicant and city department representatives
04/23/2007	Report to City Council as information item
05/2007	Recommendation on EIR Consultant and contract authorization.
05/2007	Notice of Preparation
06/2007	Scoping Meeting, Prepare draft EIR
06/2007 to 10/2007	EIR technical analysis and preparation
10/2007	Planning Commission Public Hearing on Project EIR
01/2008	City Council Public Hearing to consider Certification of the project EIR and action on Master Development Plan.
2008	Design Review by Design Commission (upon submittal by Art Center)

**FISCAL IMPACT:**

The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees.

Respectfully submitted,

  
Cynthia J. Kurtz  
City Manager

Prepared by:

  
Robert Avila  
Associate Planner

Approved by:

  
Richard J. Bruckner, Director  
Planning & Development Dept.

Attachments:

- A. Art Center College of Design Master Development Plan Application
- B. Project Area Site Plan





**MASTER APPLICATION FORM**

Project Address: 1700 Lida Street, Pasadena, CA 91103

Project Name: Art Center College of Design

Project Description: (Please describe demolitions, alterations and any new construction) \_\_\_\_\_  
Construction of the Design Research Complex, expansion of the existing South Parking Lot and Tyler Wing.

Zoning Designation: \_\_\_\_\_ General Plan Designation: \_\_\_\_\_

**APPLICANT / OWNER INFORMATION**

APPLICANT NAME: Art Center College of Design

Telephone: [626] 396-2358

Address: 1700 Lida Street

Fax: [626] 683-7604

City Pasadena State: CA Zip: 91103

Email: patricia.oliver@artcenter.edu

CONTACT PERSON: Patricia Oliver

Telephone: [626] 396-2358

Address: 1700 Lida Street

Fax: [626] 683-7604

City Pasadena State: CA Zip: 91103

Email: patricia.oliver@artcenter.edu

PROPERTY OWNER NAME: Art Center College of Design

Telephone: [626] 396-2358

Address: 1700 Lida Street

Fax: [626] 683-7604

City Pasadena State: CA Zip: 91103

Email: patricia.oliver@artcenter.edu

**TYPE OF CITY REVIEW AND APPROVALS REQUIRED:**

Mark clearly the type of approval required in the space provided below:

<input type="checkbox"/> PREAPPLICATION CONFERENCE	<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT
<input type="checkbox"/> PRELIMINARY PLAN CHECK	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> MINOR VARIANCE
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> SIGN EXCEPTION
<input checked="" type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input type="checkbox"/> MINOR CUP	<input type="checkbox"/> DEVELOPMENT AGMT.
<input type="checkbox"/> LANDMARK DESIGNATION	<input type="checkbox"/> DENSITY BONUS	<input type="checkbox"/> OTHER: _____

**CERTIFICATION:**

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT:  Date: 10-27-06

* OFFICE USE ONLY			
PLN # _____	CASE # _____	PRJ _____	
DESCRIPTION _____	DATE APPLICATION ACCEPTED: _____		
DATE APPLICATION /SUBMITTALS RECEIVED: _____	APPLICATION FEES: _____	RECEIVED BY: _____	
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO	PUBLIC ARTS FEE REQUIRED? YES NO	APPLICATION FEES: \$ _____	



**SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT**

**EXISTING PROPERTY INFORMATION:**

This section of the Environmental Assessment is for information regarding the Existing property only.

*\*Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

Assessor Parcel Number(s): 5705-005-001 / 5705-002-006 / 5705-009-028

Square Footage of Property: 13,026,051 Average slope of land if over 15% n/a

**Surrounding Land Uses:**

North: Residential East: Residential

South: Residential West: Residential

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	220,261	2,721	2,250	17,280
Year built	1976	2004	2001	2001
Building footprint in square feet	97,745	2,233	2,312	8,520
Open space / landscaping square footage	167,222	2,319	n/a	n/a
Paving square footage	351,213	n/a	n/a	n/a
Number of parking spaces	914	n/a	n/a	n/a
Height of building in feet	20' 6 3/4"	11'	24' 8"	27'
Number of stories	2	2	1	2
Number of housing units	n/a	n/a	n/a	n/a
Square feet to be demolished	none	none	none	none
Number of covenanted affordable units demolished	n/a	n/a	n/a	n/a
Number of housing units demolished	n/a	n/a	n/a	n/a
Number of hotel / motel rooms to be demolished	n/a	n/a	n/a	n/a
To be altered? ( yes / no )	yes	no	no	no
To be relocated? ( yes / no )	no	no	no	no
Un reinforced masonry? ( yes / no )	no	no	no	no
Type of use (i.e. residential, commercial, mixed uses, etc.)	Institutional	Institutional	Institutional	Institutional

*\* Continue to Proposed Information Section*

**ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:**

Building A: Ellwood Building, 1700 Lida Street, Pasadena, CA 91103

Building B: Facilities Storage Building, 1700 Lida Street, Pasadena, CA 91103

Building C: Sinclair Pavilion, 1700 Lida Street, Pasadena, CA 91103

Building D: Temporary Classrooms, 1700 Lida Street, Pasadena, CA 91103



**SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT**

**PROPOSED PROJECT INFORMATION:**

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$90,000,000

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): Hillside Area

Amount of grading proposed: Cut: 8,751 cubic yards Fill: None Balance: None  
Imported: None Exported: 8,751 cubic yards

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Institutional

Total housing units: None Is this an affordable Housing Project?  yes  no # of affordable units: \_\_\_\_\_

Proposed Energy Types:  All electrical  Electric Kitchen  Electric HVAC  Gas kitchen

PROPOSED BUILDING(S)	[DRC] BUILDING A	[S. Parking Structure] BUILDING B	[Tyler Addition] BUILDING C	BUILDING D
Total gross square footage	48,183	266,040	42,226	
Building footprint in square feet	25,752	53,208	21,000	
Open space square footage	n/a	n/a	n/a	
Landscaping square footage	n/a	n/a	n/a	
Height of building in feet	98'	44'	52'	
Number of stories	5	5	2	
Number of parking spaces	none	1048	none	
Number of housing units	none	none	none	
Number of bedrooms	none	none	none	
Hotel / motel number of rooms	none	none	none	
Hours of operation	n/a	n/a	n/a	
Number of employees	n/a	n/a	n/a	
Square feet of restaurant seating area	none	none	none	
Number of fixed seats (restaurant)	none	none	none	
Number of hotel / motel rooms to be demolished	none	none	none	
Type of use (i.e. Residential, Commercial, Mixed)	Institutional	Institutional	Institutional	
UBC occupancy group	n/a	n/a	n/a	
UBC construction type	n/a	n/a	n/a	
Fire sprinklers? yes / no	Yes	Yes	Yes	
Type of use (i.e. residential, commercial, mixed uses, etc.)	Institutional	Institutional	Institutional	

\* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

- yes  no Is this a phased project?
- yes  no Will there be demolition or removal of any structure of any age?
- yes  no Will there be any alteration of any existing structure?



**SUPPLEMENT TO MASTER APPLICATION FORM  
ENVIRONMENTAL ASSESSMENT**

**INCLUSIONARY HOUSING:**

(If project includes 10 or more residential units):

**Project type:**

Ownership (for sale) → For Sale Subarea \_\_\_\_\_  
 Rental → For Rental Subarea \_\_\_\_\_  
 Combination (sale / rental) → For Sale Subarea \_\_\_\_\_ For Rental Subarea \_\_\_\_\_

**Net Residential floor area (habital space) of the project in square feet:**

Rental units: \_\_\_\_\_ square feet  
 For sale units: \_\_\_\_\_ square feet

Total number of units proposed: \_\_\_\_\_  
 Number of inclusionary units required: \_\_\_\_\_  
 Number of inclusionary units proposed: \_\_\_\_\_

**Residential Units Mix:**

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

**Alternatives selected:** (if 'yes' is selected, provide information in second part)

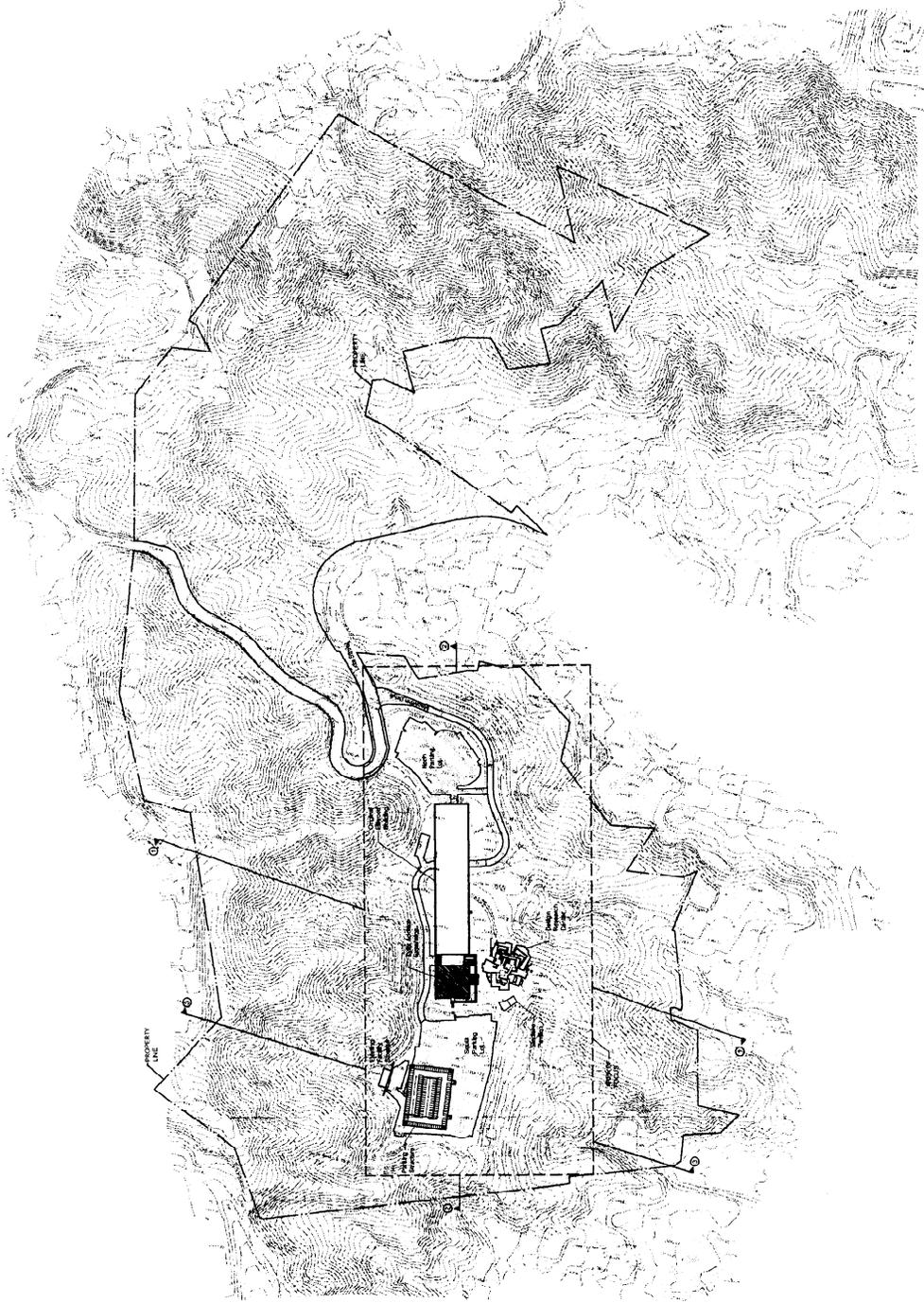
**yes**  **no** On-site development → Inclusionary Units Provided # \_\_\_\_\_  
 **yes**  **no** Off-site development → Inclusionary Units Provided # \_\_\_\_\_  
 **yes**  **no** Land Donation → Estimate Land Value \$ \_\_\_\_\_  
 **yes**  **no** In-Lieu Fee → Estimate In-Lieu Value \$ \_\_\_\_\_

Land Donation of Off-Site Development Project Address: \_\_\_\_\_

**Incentives requested:**

Affordable Housing Fee Waiver  **yes**  **no**  
 Unit Credit  **yes**  **no**  
 Density Bonus  **yes**  **no**  
 Financial Assistance  **yes**  **no**  
 Marketing Assistance  **yes**  **no**  
 Green Building Rebate  **yes**  **no**  
 Residential Impact Fee Rebate  **yes**  **no**





**Art Center College of Design**  
 Department of Architecture and Interiors  
 Hillside Campus  
 Master Plan  
 Date: 03-10-2007  
 Scale: 1" = 200'  
 Designer: Robert C. Cook  
 Project: Hillside Campus  
 Date: 03-10-2007  
 Scale: 1" = 200'  
 Page Number: SD2

**PROPOSED MASTER PLAN DEVELOPMENT**



**Rodriguez, Jane**

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**From:** Sharon Yonashiro [sharon.y@mac.com]  
**Sent:** Monday, April 23, 2007 4:06 PM  
**To:** Rodriguez, Jane  
**Cc:** Kurtz, Cynthia; Madison Steve  
**Subject:** April 23, 2007 Agenda, Item # 10.A.

Dear Jane,

Attached is a letter prepared by the Linda Vista - Annandale Association which requests more time to evaluate the Staff Recommendation on the means and methods of studying the Art Center College of Design 2008-2033 North Campus Master Development Plan. I know this is an odd request, since this is not an action item for the Council, but staff is poised to implement the plan as they have outlined it in the staff report and we are very concerned.

Could you please distribute this letter to the Mayor and Council and all the appropriate staff before tonight's meeting.

I apologize for sending you this again on such terribly short notice, but we had so very little time to put something together.

Thank you for your assistance.

Sincerely,

Sharon Yonashiro

**LINDA VISTA – ANNANDALE ASSOCIATION**  
**Post Office Box 94364**  
**Pasadena, CA 91109**

Mayor William Bogaard,  
Members of the City Council  
City of Pasadena  
100 North Garfield  
Pasadena, California 91109

Dear Mayor Bogaard and Members of the City Council

Re: April 23, 2007 Agenda Item Number 10. A.  
Pre-Application Conference For The Art Center College of Design  
2008-2033 North Campus Master Development Plan

On behalf of the Linda Vista – Annandale Association (LVAA) we are requesting a delay in implementing the staff activities related to this Master Development Plan until we have adequate time to review with City staff and management the identified discretionary actions and issues to be carried out on this proposal.

We have been waiting for the Art Center College of Design to submit this Master Development Plan proposal for well over two years. The required review of the existing Master Plan is many years overdue. A short delay in getting this review under way should not present an undue hardship to Art Center and would be very helpful in getting the review underway in a collaborative and cooperative manner.

A major North Campus expansion is suggested of over 400 students is requested. This is an issue of significant concern to us due to the special circumstances that exist with the access road (Lida Street) to the campus and our ongoing concerns with traffic from this source.

However, our concerns are not limited to traffic and we would appreciate some time to meet with City officials to learn how these issues will be addressed, before the implementation plan is completed.

Questions and issues we have identified from reading the staff report include, but are not limited to the following:

- **Campus Interaction:** We believe the review of the North Campus Master Plan needs to include a discussion of the proposed and expected programmatic and transportation plans for the South Campus. We cannot understand the cumulative impacts of how the campuses interact without this information.

4/23/2007  
Item 10.A.

- **EIR Scoping Meetings:** There needs to be at least three meetings in order to fully inform the EIR process: one for the larger community that may be impacted by traffic, views, and sightlines; and then two widely advertised Scoping Sessions scheduled to maximize participation of the Linda Vista neighborhood area.
- **Issues To Be Studied:** LVAA requests meetings between City staff and LVAA be scheduled specifically in the timeline in order to promote open communication between us and the Consultants the City retains as to what will be studied. We believe this is essential to avoid or minimize EIR process disputes.
- **Trees and the Environment:** Trees are very important in this review, but this is not the only biological resource issue that should be studied. We would like to clarify that the Biological Resources to be studied would recognize that the North Campus is part of a large ecologically sensitive area, which has been previously identified as such by the City.

Finally, we request that there be special consideration of this Plan and the EIR by the Environmental Advisory Commission and the Urban Forestry Committee because of their knowledge and expertise on the importance of maintaining Open Space and the preservation of the existing tree canopy.

Thank you for your consideration of this request.

Sincerely,

Sharon Yonashiro  
President