

ATTACHMENT B:

South Campus Zoning and Land Use Tables

Zoning:

Parcel	Existing Zoning	Proposed Zoning
870 S. Raymond Ave	IG-SP2-HL-56	PS
888 S. Raymond Ave	IG-SP2-HL-56	PS
950 S. Raymond Ave	PS	PS
988 S. Raymond Ave	PS	PS
1111 S. Arroyo Pkwy	CD-6	PS

Floor Area Ratio:

Parcel	Existing FAR Allowed	Proposed FAR
870 S. Raymond Ave	No restriction	.91
888 S. Raymond Ave	No restriction	2.99
950 S. Raymond Ave	Established in Master Plan	1.45
988 S. Raymond Ave	Established in Master Plan	2.42
1111 S. Arroyo Pkwy	1.5 FAR 98,714 square feet	2.32 FAR (153,209 sq.ft.)

Height:

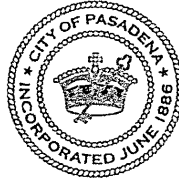
Parcel	Existing Height Allowed	Proposed Height
870 S. Raymond Ave	56 ft.	39 ft. - No change to as-built height
888 S. Raymond Ave	56 ft.	80-100 ft. - Map change to PS proposed
950 S. Raymond Ave	56 ft.	64 ft. (existing) - No change
988 S. Raymond Ave	56 ft.	80-100 ft. - Map change to PS proposed
1111 S. Arroyo Pkwy	50 ft. or 65 ft. if height averaging	96 ft. - No change to as built height

Land Use Designation:

Parcel	General Plan Land Use Designation	Proposed
870 S. Raymond Ave	Specific Plan (South Fair Oaks)	Institutional
888 S. Raymond Ave	Specific Plan(South Fair Oaks)	Institutional
950 S. Raymond Ave	Specific Plan(South Fair Oaks)	Institutional
988 S. Raymond Ave	Specific Plan(South Fair Oaks)	Institutional
1111 S. Arroyo Parkway	Specific Plan (Central District)	Institutional

ATTACHMENT C:

Preliminary Consultation Design Commission Comments



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

February 6, 2015

Art Center College of Design
1700 Lida Street
Pasadena, Ca. 91103

ATTN: Rollin Homer

NOTICE OF DESIGN COMMISSION COMMENTS

Application for Preliminary Consultation

1700 Lida Street – Art Center College of Design Master Plan

PLN2014-00607

Council District 6

Dear Mr. Homer:

On February 3, 2015, at a public meeting at the Pasadena Permit Center, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation for the Art Center Master Plan at the above-referenced address. The design guidelines applied to this review were the Design, the Citywide Design Principles in the Land-Use Element of the General Plan, the goals of the South Fair Oaks Specific Plan and the design guidelines in the Central District Specific Plan.

The Commission generally agreed with the comments in the staff report as reiterated below and provided additional comments on the preliminary design:

Staff Comments

1. Study the manner in which the proposed new construction on the South Campus engages the public realm, along South Raymond Avenue and Glenarm Street.
2. Continue to explore opportunities to add drought-tolerant landscaping and canopy trees to the site to create useful and engaging open spaces for the overall campus environment and the interstitial space or voids between the new and existing buildings.

Commission Comments

1. Review compliance of the Master Plans in conjunction with the City's Tree Ordinance for any proposed tree removals for both campus locations.
2. Consider adding to the Master Plan the goal of preserving the Craig Ellwood Building on the Hillside Campus and not revising the exterior form of this structure in the future.
3. Linkages to the general outside community should be studied for the South Campus. Consideration should be given as to what can the campus give back to the neighborhood? This urban campus could put "tendrils" out to the surrounding area and the campus could act as a hub in activating the community as a whole.
4. Continue to carefully consider the internal campus linkages, as well as important external linkages to the streetscape and the broader community, including specifically Bair High School students. Connectivity to the street is important so that the South Campus is not insular or enclosed. Making the street an active place will also energize the area and allow pedestrians to feel safe.
5. It is critically important to study the in-between spaces [spaces between the proposed and existing structures] to consider offering some level of interaction or special programming that can allow these spaces to become a destination within the City for people of all ages.
6. Closely study the proposed façades for the Glenarm elevations of the Buildings, as these buildings will act as a gateway to the City. The re-design of the 1111 South Arroyo Building specifically could be very exciting and an important "gateway" project.
7. Review and consider, for future inspiration, the location of the historic elevated bicycle tracks that existed in the vicinity of the newly proposed elevated quad structure that will bridge the rail line.
8. The South Campus is located in an area of Pasadena that can accept the kind of height and density proposed. Aggressively pushing for a dense and active use in this area of the City could help to revitalize a lackluster place.

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9. Review closely the final design and installation criteria and specifics of the solar/photovoltaic panels in the parking area of the Hillside Campus.

NEXT STEPS

This completes the Preliminary Consultation process. As your project moves forward, the new building designs subject to review by the Commission should endeavor to address and respond, in writing and/or graphically, to the comments above. If the comments are not satisfactorily addressed, revisions to the submitted plans may be required and the approval process for your project may be delayed.

Please contact me if you have any questions about this letter.

Sincerely,



Mark Odell
Senior Planner
Design & Historic Preservation Section
Tel 626-744-7101; fax 626-396-7259
Email: modell@cityofpasadena.net

cc: Address file

ATTACHMENT D:

Summary of Pre-Development Plan Review Comments

PLANNING DEPARTMENT

General Plan Land Use Designation:

Hillside Campus

- The Hillside Campus is designated Institutional. No changes in the General Plan Land use designation are proposed.

South Campus:

- South Campus encompasses five parcels which are all designated Specific Plan in the General Plan Land Use Diagram.
- A General Plan Map Amendment is proposed to change the land use designation from Specific Plan to Institutional for all South Campus properties. Refer to Table 1 in Attachment B for a summary of existing and proposed General Plan land use designation for all parcels within the South Campus.

Zoning:

Hillside Campus

- The Hillside Campus is zoned Public, Semi-Public (PS) and no changes in zoning, FAR, or height are proposed.

South Campus

Zone

- The existing zoning of 950 and 988 S. Raymond Avenue is PS.
- The existing zoning of 870 and 888 S. Raymond Avenue is Industrial General-South Fair Oaks Specific Plan-Height Overlay 56 feet maximum (IG-SP2-HL-56)
- The existing zoning of 1111 S. Arroyo Parkway is Central District Specific Plan – Arroyo Corridor / Fair Oaks sub-district (CD-6).
- The zoning for all parcels within the South Campus are proposed to be changed to Public, Semi-Public. Refer to Table 2 in Attachment B for a summary of existing and proposed zoning for all parcels within the South Campus.

FAR

- There is currently no restriction on the floor area ratio for development on 870 and 888 S. Raymond Avenue pursuant to Pasadena Zoning Code Section 17.35.040.
- The maximum FAR is 1.69 for 950 S. Raymond Avenue and 2.42 for 988 S. Raymond Avenue; the maximum FAR for these properties were established through the Master Plan process pursuant to 17.26.040.B.1.
- The proposed FAR for 870 S. Raymond Ave is .91, the proposed FAR for 888 S. Raymond Avenue is 2.99; the proposed FAR for 950 S. Raymond Avenue is 1.45; the proposed FAR for 988 S. Raymond Avenue is 2.42.

- Currently, the existing zoning for 1111 Arroyo Parkway has a maximum FAR of 1.5; The Master Plan proposes to increase the FAR to 2.32. Refer to Table 2 in Attachment B for a summary of existing and proposed FAR for all parcels within the South Campus.

Height

- Height is currently limited to 56 feet for all properties in the South Campus along S. Raymond Avenue.
- The existing zoning for 1111 S. Arroyo Parkway allows for height up to 50 feet.
- A map change is proposed to PS for all parcels within the South Campus. Refer to Table 3 in Attachment B for a summary of existing and proposed height for all parcels within the South Campus.

Parking:

Students and faculty are distributed between both Hillside and South Campuses. Art Center must provide the number of required off-street parking spaces for the proposed project at each campus, including adequate parking according to the number of non-resident students and faculty.

Hillside Campus:

- Careful consideration must be made to determine how parking demands are met since the Hillside Campus and the South Campus are interconnected.

South Campus:

- Art Center must provide the number of “habitable rooms” in the proposed dormitory in order for staff to accurately determine required off-street parking requirements.
- The South Campus is located within the Transit-Oriented Development (TOD) area; therefore, the minimum required number of parking spaces is also the maximum number of parking spaces allowed.

Tree Removal:

Both Hillside and South Campus: A tree survey, detailing the number of trees that are proposed to be removed, will be required at the time a formal Master Plan application is submitted.

FIRE DEPARTMENT

Hillside Campus:

- The Hillside Campus is located within a High Fire Zone; therefore, additional requirements to comply with the California Fire Code shall be addressed.

South Campus:

- South Campus is not located within a High Fire Zone; all construction must comply with the California Fire Code.

HEALTH DEPARTMENT

Hillside Campus:

- No comments were submitted by Health Department.

South Campus:

- Art Center shall submit plans to Health Department for review if a retail café is proposed on the ground floor.
- All food facilities shall comply with California Retail Food Code.

DEPARTMENT OF TRANSPORTATION

Both Hillside and South Campus: Based on the preliminary information provided in the Master Application form, a traffic analysis shall be prepared for this project. The report will assess the project's potential effects on the following:

- Ingress/egress;
- Increases in traffic volumes and/or speeds on adjacent residential streets;
- Pedestrian and bicycle quality within the project vicinity;
- Transit use, including identification of existing nearby transit stops, potential/proposed location changes to existing amenities (bus benches, receptacles, etc.);
- Multi-modal corridors and/or de-emphasized streets; and
- Shuttle service.

HOUSING DEPARTMENT

Hillside Campus:

- No comments were submitted by Housing Department.

South Campus:

- The student rental housing component of the project would be subject to the City's Inclusionary Housing Requirements.
- The project requires 10 percent of the units to be restricted as affordable housing at the Low -Income level, and five percent of the units at the Moderate-Income level.
- The project qualifies for reductions in the Residential Impact Fee, permitting fees, and transportation improvement fee due to provisions of the Affordable Inclusionary Units.