

## 3G. Land Use and Planning

### 3G.1 Introduction

This chapter addresses the consistency of the proposed project with applicable local and regional policies and regulations, including the City of Pasadena General Plan. Analysis in this chapter is based upon information obtained from site visits, aerial photographs, information from the City, and Art Center drawings of the project and project area were used to analyze specific physical impacts of the proposed project for potential land use compatibility impacts.

### 3G.2 Environmental Setting

#### Physical Setting

##### *Existing Land Uses at the Project Site*

The Art Center Hillside (Lida Street/North) Campus is located in an upland area in the west end of the City of Pasadena at 1700 Lida Street. Vehicular access is provided via an existing system of roadways with direct access from Lida Street. The project site is surrounded by open hillsides and suburban residential uses. The campus encompasses approximately 175 acres and is generally bounded by Lida Street on the north and open space to the south (Rutherford Drive is the closest residential street to the south). The topography of the campus is predominately hilly with approximately 145 acres retained as open space. Existing facilities at the Art Center Hillside Campus are located in an approximate 33-acre previously graded portion of the site, and include, the Ellwood Building with the Tyler Wing, the Sinclair Pavilion, temporary classrooms, facility storage, and parking areas (the South Parking Lot, the North Parking Lot and a small Visitors Parking Lot). The floor area of the existing buildings is approximately 242,512 square feet;<sup>1</sup> see Chapter 2, Project Description, Table 3.1 for details on the existing square footage by building.

##### *Art Center Background*

The Art Center has been at its present location since 1976. The first building on campus, the Ellwood Building, constructed in 1976<sup>2</sup>, remains the main building. The south wing of the Ellwood building (Tyler) was completed in 1991 and the Sinclair Pavilion was completed in 2001. The Art Center opened the South Campus in 2004 located at 950 South Raymond Avenue in Pasadena. Once the South Campus was open and operational, many evening classes and public programs were moved off the Hillside Campus. In 2006, the Art Center moved a portion of their daytime classes to the South Campus.

##### *Existing Land Uses in the Vicinity of the Project Site*

The property line for the 175-acre Hillside Campus extends to the west of the Ellwood Building (and developed areas of the campus) to include a substantial portion of the hillsides adjacent to

<sup>1</sup> Art Center College of Design, Hillside Campus Master Plan, Page 1, October 30, 2006.

<sup>2</sup> Construction of the campus and Ellwood Building began in 1974 and was completed in 1976.

the campus to the City boundary shared with the City of Glendale. The Hillside Campus property boundary extends north across Lida Street and into the hillside beyond. Along Lida Street to the east are single family residences. To the east of the developed portion of the Art Center, the topography steeply slopes downward, forming the large hillside in which the campus resides. To the northwest, Lida Street turns into Linda Vista Road, which intersects with E. Chevy Chase Drive in the City of Glendale. Land uses in this area include residences, open hillsides, and the Chevy Chase County Club (on E. Chevy Chase Drive). To the east and southeast of Linda Vista Avenue are the Brookside Golf Course, Rose Bowl and Brookside Park. South of the project boundary is open area, beyond which are single family residences. None of the residences are accessed through the internal campus roadways.

The project site (i.e., the areas of the campus to be developed under the Master Development Plan) specifically, is immediately surrounded by other campus facilities and open space. The proposed new development locations are almost entirely within the existing approximately 33-acre footprint of grading on the 175-acre campus. Beyond this central campus area, a substantial amount of open space, including natural hillsides provides a buffer between the campus and the nearest adjacent uses. Adjacent land uses are open space and residential uses, which include the El Mirador Ranch and Linda Vista neighborhoods.

### 3G.3 Regulatory Framework

#### City of Pasadena General Plan

The City of Pasadena General Plan contains policies that regulate the land within the City, including the proposed project area. The General Plan sets forth the land use designations for the City, including the permitted use for each land use designated property. The General Plan anticipates 500,000 square feet of new development in addition to the 1,832,124 square feet already approved within existing Master Plans City wide. The proposed intensity of the Art Center Master Plan is within the intensity levels identified in the plan.<sup>3</sup> The Zoning Ordinance and Zoning Map implement the Land Use Element and its policies. The Zoning Map and Zoning Ordinance rather than the Land Use Element, identify the particular uses permitted on each parcel of land in the City.<sup>4</sup> As shown in **Figure 3G-1 Zoning and General Plan Land Use Map**, below, the project site is designated Institutional under the plan, which allows for uses including schools, colleges, libraries, designate public land uses, fire stations, police stations, convention centers, museums, governmental offices, utility station and hospitals.<sup>5</sup> The surrounding area is designated for residential and planned development land uses. The surrounding residential areas allow for two units per acre and four units per acre.

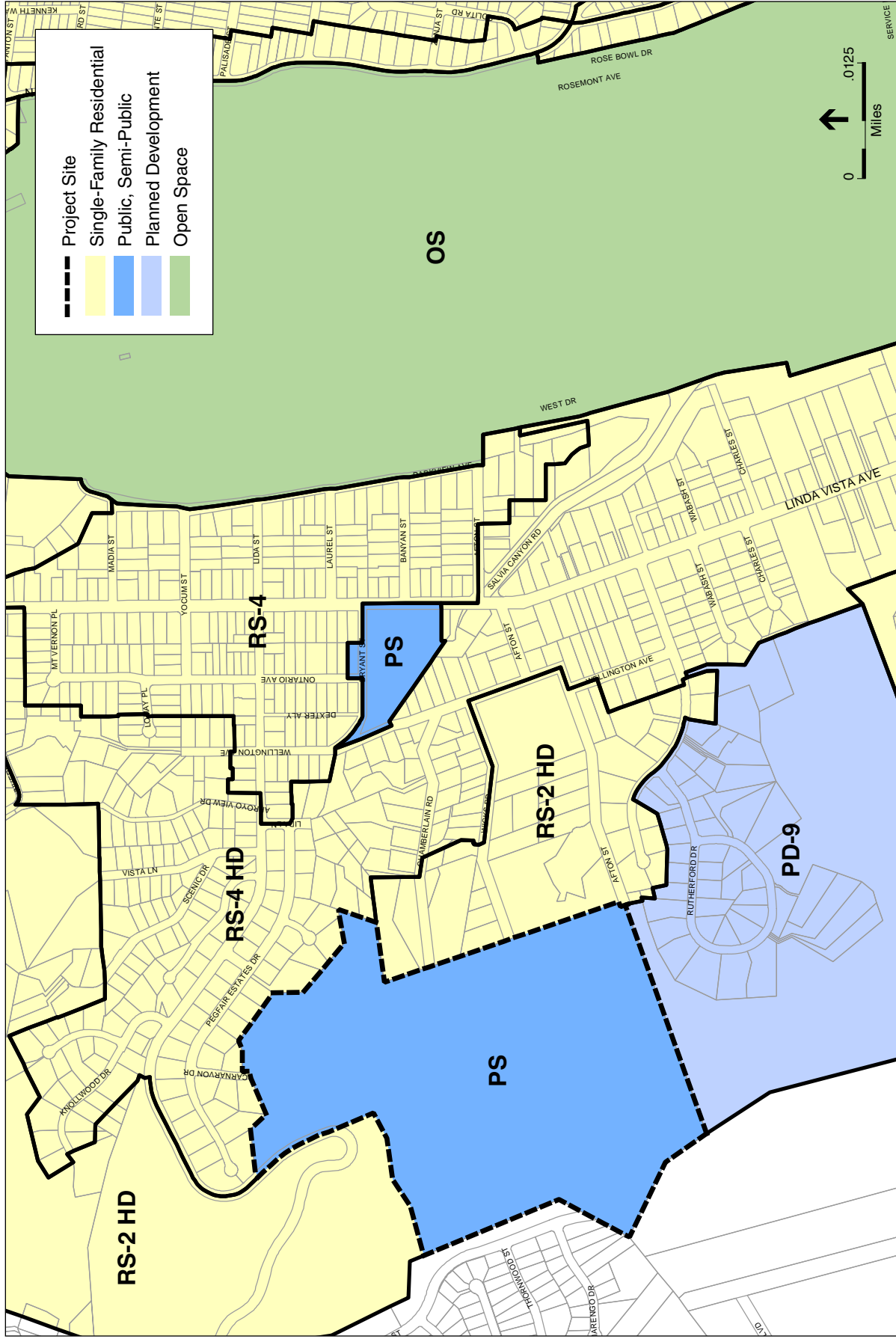
The General Plan provides a long-term vision for the City. The General Plan Land Use Element was last updated in November of 2004. It establishes procedures and guidelines that direct

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<sup>3</sup> City of Pasadena, Comprehensive General Plan, online Page 37, November 2004.

<sup>4</sup> City of Pasadena, Comprehensive General Plan, Land Use Element, Page 35, November 2004.

<sup>5</sup> City of Pasadena, Predevelopment Plan Comments, Robert Avila, March 14, 2007.



- Project Site
- Single-Family Residential
- Public, Semi-Public
- Planned Development
- Open Space

Pasadena Art Center - 207278  
**Figure 3G.1**  
 Zoning and General Plan  
 Land Use Map

SOURCE: City of Pasadena, 2007.

development. The following policies, objectives and specific actions from the General Plan are relevant to the proposed project:<sup>6</sup>

**Objective 5: Character and Scale of Pasadena:** Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

**Objective 6: Historic Preservation:** Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

**Policy 7.6: Hillsides:** In recognition of the special character of the hillsides throughout the City, continue strict protection through City grading and hillside ordinances.

### **City of Pasadena Zoning Code (Title 17)**

Zoning provides specific regulation for development. As required by law, the General Plan Land Use Element and the Zoning Ordinance should be consistent in order to ensure that long-term goals and objectives are implemented through land use regulations and other tools. The zoning ordinance and zoning designations of the land are primary tools implementing the City's General Plan.

The current Zoning Ordinance for the City was adopted on January 10, 2005 (Ordinance 7000) and went into effect on February 26, 2005.<sup>7</sup> The intent of the Zoning Ordinance is to protect public health, safety and the general welfare of residents and visitors in the City. The Zoning Ordinance provides zoning for residential, commercial, industrial, and special zones. Additionally, the ordinance regulates the use of buildings and structures and includes the location, height, and bulk area that may be covered by said uses. As shown in Figure 3G-1 Zoning and General Plan Land Use Map, above, the project site is zoned as Public/Semi-Public (PS). Surrounding areas are zoned single family residential with a Hillside Development Overlay Zone (RS-2 HD and RS-4 HD) and Planned Development (PD-9).

As required by the Zoning Code, the design review for the proposed project is required as part of overall project approvals. The design review process helps guide the design of new projects to encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable; ensure compatibility between new development and existing development in terms of scale, massing, and site layout; harmonious transitions in building materials, colors, textures; additional screening and/or landscaping, and street improvements or other dedications.

The Director of Planning & Development may require any use in the PS district to submit a Master Plan application, appropriate environmental documents, and plans as required by the

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<sup>6</sup> Predevelopment Plan Review Comments from Robert Avila of the City of Pasadena, March 14, 2007.

<sup>7</sup> City of Pasadena On-Line Zoning Code, Title 17, accessed at <http://www.ci.pasadena.ca.us/zoning/index.html> on September 11, 2007.

Zoning Code. A Master Plan may be required and submitted even if construction is not imminent. The purpose of Master Plans, also known as Master Conditional Use Permits, are to establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time; and ensure orderly and thorough City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development. The proposed project is an update to the last Art Center Master Plan approved in June 1986.

### 3.G.4 Impacts and Mitigation

#### 3.G.4.1 Methodology

This section of the EIR addresses the potential environmental impacts related to consistency with applicable plans and regulations. The proposed project is analyzed against the applicable policy objectives of the City of Pasadena General Plan.

#### 3G.4.2 Significance Criteria

The CEQA Guidelines Appendix G provides guidance for assessing the significance of potential environmental impacts. Several criteria were eliminated from further consideration and will not be discussed here. Please refer to the Initial Study Checklist (Appendix A) for further clarification. For this analysis, the proposed project would result in significant impacts if the proposed project significantly impacted the following criterion.

- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

#### 3G.4.3 Project Impacts

**Impact 3G.1: The proposed project could conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (less than significant with mitigation).**

#### *City of Pasadena General Plan*

The General Plan designation for the project site is Institutional. This category is used to designate public land uses, including schools, colleges, libraries, convention centers, and museums.<sup>8</sup> All of the proposed project land uses, the DRC, the Tyler Addition and the parking structure (including associated parking and maintenance facilities), are consistent with the Institutional General Plan category. No plan amendments are required in order to implement the project.

<sup>8</sup> City of Pasadena, Predevelopment Plan Comments, Robert Avila, March 14, 2007.

An analysis of the proposed project's consistency with each of the three applicable policy objectives is provided as follows.

**Objective 5: Character and Scale of Pasadena: Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.**

Consistent: The Art Center is located in an area of the City with undeveloped hillsides and suburban single family neighborhoods. The proposed project would be located primarily within an area of the Art Center property that was previously graded, developed and or disturbed with existing uses (approximately less than half an acre would be newly-graded). The proposed project would be required to comply with height limits and building setbacks established by the Zoning Ordinance. In addition, the proposed project would be subject to design review by the City to ensure that project design is consistent with City standards. The DRC building would incorporate the unique character and structure style found within the City. The Art Center Ellwood building is of major architectural significance both as an important example of modern public architecture in Southern California and as the last completed building by Los Angeles-based architect Craig Ellwood. The Art Center College of Design building represents an important architectural style (Mid-Century International Style) and is a major work of a master architect (Craig Ellwood Associates.) Implementation of the proposed Master Development Plan would not negatively impact the Ellwood Building. The distinguished architecture of the proposed DRC building would work well with the distinguished architecture of the existing Ellwood building. The additions to the Art Center, specifically the DRC building would add to the architectural significance and distinctiveness of the City. The components of the project would add campus uses on the existing footprint of the campus and would not encroach into surrounding areas. The closest residential structures are located a minimum of 600 ft from the footprint of the proposed DRC.

The visual character of the area is unique and somewhat eclectic in terms of the varied architectural designs. The proposed project would add to the diverse visual style of the area, and would maintain the character of the area with regard to open space, natural vegetation on open slopes, and substantial landscaping with generous tree cover (in appropriate locations to avoid fire safety impacts). Further, the Art Center currently provides an element of identity for the surrounding neighborhoods, and would continue to do so, with the proposed new buildings on campus.

The Art Center has commissioned Pritzker Prize winner and world renowned architect, Frank Gehry, to design the proposed DRC building. The proposed building takes on a conical form, in complement to the hillsides of the Art Center Hillside Campus and the mountain ranges that surround the City of Pasadena on the north and west. Anticipated building materials would include glass, as well as cladding materials in natural colors. Instead of large, flat facades, the building has facades on multiple planes, forming an irregular and in some ways mountain-like, or geologic, in shape. The proposed building would have a beneficial impact with regard to City General Plan Policy 5.4, which calls for architectural and design excellence.

The development of the proposed project would preserve the historically significant architecture associated with the Ellwood Building (see Section 3D, Cultural Resources for additional information on the architect and the historic value of this building) and the character and heritage of the City of Pasadena. Also, the proposed Tyler Addition component of the project would result in separation from the Ellwood building and expansion of the newly separated structure (Tyler Addition). The Tyler Addition will employ the same architecture style and materials of the historic Elwood building.

Architectural design excellence is a major element of character for the City of Pasadena, and as the proposed project promotes architectural design excellence, it would promote and maintain the character of the City of Pasadena.

With regard to the local character of heavy landscaping and open hillsides, the Art Center Hillside Campus will continue to have over 140 acres of undeveloped area (only 33.5 acres of the 175-acre property would be developed, after project implementation). The Art Center will also be required to provide replacement trees for those removed, and to assure an equal or greater area of existing tree canopy cover (see Section 3C, Biological Resources, **Mitigation Measure 3C.4**). See also, discussion of visual character and quality in Section 3A, Aesthetics, **Mitigation Measures 3A.1, 3A.2, 3A.3, and 3A.4**.

Regarding scale, the proposed project would retain a substantial portion of the Art Center Hillside Campus site in natural open space (approximately 82%). In addition, while the Hillside Overlay District Standards do not apply to the project site, the City has evaluated the proposed development in the context of the Hillside Standards and found that the proposal is substantially compliant. This analysis is provided under evaluation of Objective 7.6: Hillsides, below.

**Objective 6: Historic Preservation: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.**

**Consistent:** The Art Center Hillside Campus features the Ellwood Building, which is a designated Historic Monument of the City of Pasadena. The proposed project will preserve the original Ellwood Building, while separating off the Tyler Wing to serve as a separate structure. The proposed improvements to and in the vicinity of the Ellwood Building have been evaluated in Chapter 3D Cultural Resources, and found to be less than significant. Thus, the building's historic and architectural value is preserved.

**Objective 7.6: Hillsides: In recognition of the special character of the hillsides throughout the City, continue strict protection through City grading and hillside ordinances.**

**Consistent:** The components of the DRC and other aspects of the proposed project will protect the surrounding hillsides. The construction of the DRC will require some grading; however, the building would be built within the existing campus footprint located to the east of the Ellwood building. The proposed project involves limited grading. As shown in Figure 2.2 (Chapter 2.0 Project Description), only two small new areas of grading would occur

(approximately less than half an acre). In addition, the area under the proposed DRC building (the previously graded site of the existing sculpture garden) would be graded deeper to allow for the subterranean level. A total of 2.45 acres would be graded or cleared, approximately less than half an acre of which are previously un-graded. A total of approximately 8,751 cubic yards of earth would be excavated and exported from the site for the project. The proposed project site is not subject to the City’s Hillside Overlay Zone, as it applies only to residential zone districts and not apply to the PS zone district. The entire area for the proposed project is zoned as PS and would be consistent with that zoning category (as discussed further, below). The proposed Master Development Plan would provide site-specific development requirements regarding hillside development for the campus. The proposed project is consistent with this policy.

As noted, comparison to the Hillside Overlay District Standards is not required, since they do not apply to the project site. However, as supplemental information, the City has evaluated the proposed development in the context of the Hillside Standards and found that the proposal is substantially compliant, as shown in **Table 3G-1**.

**TABLE 3G-1  
 SUPPLEMENTAL COMPARISON OF THE PROPOSED PROJECT TO THE CITY OF PASADENA  
 HILLSIDE OVERLAY DISTRICT STANDARDS**

	Cit of Pasadena Municipal Code §17.29 Standard	Master Plan Consistency
	RS-2-HD	PS
<b>Maximum Density</b>		
Maximum Density	1 du/lot	No residential units in Master Plan
Minimum Lot Area	Approximately 0.5 acres; Minimum 20,000 s. f. lot size	N/A
Art Center Campus Area		175 acres 7,623,000 s. f.
Lot Coverage	2,668,050 s. f. @ 35%	33.5 ac on a 175 ac site = 19%
Existing Art Center Lot Coverage (buildings) per Campus Area	N/A	129,644 s. f. 2%
Proposed Master Plan Lot Coverage per Campus Area		185,449 s. f. 3%
Project Area		33.5 acres 1,459,260 s. f.
Allowable Base FAR per §17.29 0.225 + 500 s. f. Per Project Area	323,933 s. f.	330,786 s. f.
Setbacks	5'-0" minimum 10'-0" maximum measured from toe of slope	Minimum 600'-0" from base of DRC slope
Maximum Building Height	36'-0" and within the encroachment plane	98'-0"
Neighborhood Compatibility	No comparable college facilities in vicinity.	

SOURCE: City of Pasadena, March 2008.

**City of Pasadena Zoning Ordinance**

The 175-acre Art Center property, which includes multiple parcels, falls under two zoning classifications. The zoning classifications for the Art Center are Public/ Semi-Public (PS) and Single-Family Residential Hillside Overlay Zoning District (RS-2 HD). The proposed area for development under the Master Development Plan is zoned PS. **Table 3G-2** below illustrate the City’s base districts and overlay zones for the project and the surrounding area.

**TABLE 3G-2  
 CITY OF PASADENA BASE ZONING DISTRICTS FOR THE PROJECT**

<b>Base District Designator</b>	<b>Base District Name</b>	<b>General Plan Land Use Classifications Implemented by Zoning District<sup>9</sup></b>
RS-2	Single-Family Residential District; 2 Units/Acre	RS-1-RS-6 Low Density Residential
RS-4	Single-Family Residential District; 4 Units/ Acre	RS-1-RS-6 Low Density Residential
PS	Public and Semi-Public District	Institutional
PD-9	Planned Development	All
<b>Overlay District Designator</b>	<b>Overlay District Name</b>	
HD, HD-1, HD-SR	Hillside Overlay Districts	Residential

SOURCE: City of Pasadena <http://www.ci.pasadena.ca.us/planning/deptorg/curplng/paszones.asp> accessed on August 24, 2007.

The property at the Hillside Campus property north of Lida Street is zoned RS-2 HD. The majority of the Art Center property south of Lida Street is zoned PS, including all the land for the proposed project. There is a small portion of property (approximately 18 acres) south of Lida Street that is zoned RS-2 HD near Lida Street but it does not contain any proposed development components and is outside of the existing 33-acre developed area. As stated earlier in this section, all land that is within the proposed area of project impact is zoned PS. This PS zone is intended to apply to large public or semi public sites with two or more contiguous acres.<sup>10</sup> The project includes classrooms, a library, work stations and study areas among other uses that are consistent with the designated zoning. Please see Figure 3G-1 Zoning and General Plan Land Use Map for details. The proposed project is consistent with the General Plan land use designation and zoning. A Master Plan, also known as a Master Conditional Use Permit, is intended to streamline and consolidate the review process of multiple CUPs and ensure orderly review of expansion plans for public and semi-public facilities.<sup>11</sup>

The Hillside Overlay District (HD) was created to address development within the RS hillside zone districts. As such, the HD standards are not applicable to the PS or PD zones. Development standards for allowable land uses within the PS zone district are determined through adoption of a

<sup>9</sup> City of Pasadena Zoning Map and Zoning Districts Section 17.20.020, accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#table2-2> on September 12, 2007.  
<sup>10</sup> City of Pasadena, Zoning section 17.26.020 accessed at <http://www.ci.pasadena.ca.us/zoning/P-2.html#17.20.020> on September 12, 2007.  
<sup>11</sup> City of Pasadena, Zoning section 17.61.050 accessed at <http://www.ci.pasadena.ca.us/zoning/P-6.html#17.61.050> on September 12, 2007.

Master Plan. Therefore, Master Plan will address standards for height, setbacks, etc. appropriate for an institutional use in consideration with the surrounding single-family zoned properties.

The Art Center is proposing to add approximately 105,554 square feet of building area and a parking structure to the Hillside Campus. The additional building floor area is broken down into four components. **Table 3G-3, Proposed Building Square Footage**, details the square footage and location of each proposed building.

**TABLE 3G-3  
 PROPOSED BUILDING SQUARE FOOTAGE**

<b>Proposed Land Use</b>	<b>Square Feet</b>	<b>Approximate Location</b>
Design Research Center (DRC)	48,183 square feet	Southeastern portion of site
Ellwood Building (Remodeling)	0 square feet	South portion of site
Tyler Wing	42,226 square feet	South portion of site
Parking Structure, including Operations and Maintenance Facilities	15,145 square feet	South portion of site to be located within the South Parking Structure
<b>Total: 105,544 square feet</b>		

According to Art Center, for all aspects of the Master Development Plan, the proposed project includes a five level parking structure on the south parking lot, located south of the Ellwood building. The Master Development Plan proposes to provide additional spaces in both the North Parking Lot and the South Parking Lot. The increase in parking in the South Parking Lot would be as a result of adding the proposed parking structure. Under current conditions there are 944 spaces provided campus-wide, and at full buildout of the Master Development Plan 1,296 spaces would be provided. This parking structure would add additional space to accommodate the parking for the proposed increase in student enrollment of 400 additional students. Pursuant to Section 17.46.040 of the Pasadena Municipal Code, the Art Center Hillside Campus would be required to provide 1 space per 3 non-resident students; plus 1 space per 3 employees and members of the faculty. Thus, the minimum number of parking spaces required per the Zoning Code is 836 parking spaces. The number of parking spaces that is proposed upon full build out of the Master Development Plan is approximately 1,296 spaces. In addition, Section 17.46.040 of the Pasadena Municipal Code further provides that additional spaces up to a maximum of 50 percent of the required minimum are permitted for nonresidential uses as a matter of right. The maximum number of parking spaces permitted by right is approximately 1,254 spaces, see **Table 3G-4**. The 1,296 parking spaces proposed exceeds the (836) minimum number of parking spaces required, and the maximum number of parking space permitted by 42 spaces.<sup>12</sup> See Chapter 2.0 Project Description, and Chapter 3J Transportation/Traffic, for additional details.

The parking structure would also provide for two additional components: a new loading dock and maintenance offices. The proposed project provides for 2,756 square feet of additional loading

<sup>12</sup> Art Center College of Design, Hillside Campus Mater Plan, Page 1, October 30, 2006.

dock space. With the addition of the parking structure, sufficient loading docks for deliveries would be accommodated in the South Parking Structure. The new configuration would provide a safer and more useful loading area with short-term storage and allow for better truck delivery and pedestrian travel.

**TABLE 3G-4  
 PROPOSED PARKING DISTRIBUTION**

Parking Space Location	Existing Parking Spaces	Proposed Net New Parking Spaces	Total Buildout Parking Spaces
South Parking Lot Surface Parking	709	-417	292
New South Parking Structure	0	729	729
Facilities Building Lot	23	0	23
Curb-Side in Front of Ellwood Building	16	0	16
Guest Lot (just west of the northern portion of the Ellwood Building)	12	0	12
North Parking Lot	184	40	224
<b>Total</b>	<b>944</b>	<b>352</b>	<b>1,296</b>

SOURCE: Art Center College of Design, Exhibit D graphics.

There are 18 bicycle rack spaces existing at the Art Center. City code requires bicycle spaces equivalent to 5 percent of required parking. The required number of parking spaces is 836. Therefore, the required number of bicycle spaces is 42 (836 X .05). Necessary on-site improvements include the provision of twenty-four (24) additional bicycle spaces at the project site per City code. As such, the proposed project could have a potentially significant impact without City code compliance. However, code compliance will be required by the City through conditions of approval and through review of final building designs and plans for new construction. As a result, the proposed project would reduce project impacts to less than significant.

The Art Center Hillside Campus is currently subject to a Conditional Use Permit (CUP No. 581 as modified by CUP No. 1897) for a temporary facility at the north end of campus in the North Parking Lot. The CUP will expire in 2009. The currently proposed approvals (see Chapter 2, Project Description), would replace the existing CUP. Provisions for a centralized area for security, maintenance, shipping, receiving and some accounting functions would be accommodated in the 15,145 square foot parking structure located in the South Parking Lot. The proposed project is subject to Conditional Use Permit (CUP) No. 581 approved by the City on June 30, 1971, as modified by CUP No. 1897, approved by the City on February 21, 1989. Development on campus is limited to projects already completed under these two prior entitlements. Therefore, to develop and improve new and existing facilities on the campus, an updated master plan is required for the new construction. The proposed 25-year Master Development Plan would incorporate the previous entitlement and would be in effect from 2008 until 2033. Municipal Code 17.61.050 Section I-5 (d) requires that Master Plans are reviewed

every five years from the effective date of approval at a noticed public hearing before the Planning Commission to ensure compliance with the terms, conditions of approval, and environmental mitigation measures and to address other unforeseen issues. The commission would then determine compliance or non-compliance, and may direct the Planning Director to take remedial action if necessary. A Master Plan, also known as a Master Conditional Use Permit, is intended to streamline and consolidate the review process of multiple CUPs and ensure orderly review of expansion plans for public and semi-public facilities.<sup>13</sup> Upon approval of the new Master Development Plan, the Art Center will be authorized for the components of the proposed project to proceed.

An increase of approximately 400 full time students<sup>14</sup> is estimated to occur with the project, as well as an increase of approximately 10 instructors<sup>15</sup>. Added to the existing enrollment of approximately 1,500<sup>16</sup>, future enrollment at buildout of the Master Development Plan would be 1,900. Instructors currently number 350, and this would increase to 360<sup>17</sup> at buildout.

### **Mitigation Measures**

**Implement Mitigation Measures 3A.1, 3A.2, 3A.3 and 3A.4** in Section 3A., Aesthetics; and **Mitigation Measure 3C.4**, in Section 3C., Biological Resources.

**Significance After Mitigation:** Less than significant.

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## **3G.4.4 Cumulative Impacts**

### **Impact 3G.2: The proposed project could contribute to an adverse cumulative land use impact (less than significant).**

This analysis is based on the Cumulative Projects List provided in Chapter 2, Project Description. None of the three related projects are located within the direct vicinity or surrounding area of the Art Center (see Figure 2.7 in Chapter 2, Project Description). In the vicinity of this proposed project, there are currently three planned projects. As shown in Figure 2.7, these projects are located a distance away from the proposed project (greater than a half mile) and therefore would not have additive land use impacts related to the project vicinity.

The related projects would be required to comply with City policy and obtain approvals and environmental clearance to assure compliance with City requirements and CEQA. It is anticipated that through the CEQA and City review processes, that related project impacts would be eliminated or reduced to the extent feasible.

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<sup>13</sup> City of Pasadena, Zoning section 17.61.050 accessed at <http://www.ci.pasadena.ca.us/zoning/P-6.html#17.61.050> on September 12, 2007.

<sup>14</sup> According to the Art Center College of Design, the 400 students are actual students. All students are considered “full time,” thus the term “full time equivalent,” a measure often used in analysis for educational facilities, does not apply to the analysis in this EIR.

<sup>15</sup> Art Center College Design Hillside Campus Master Plan, Page 12, October 30, 2006.

<sup>16</sup> Current enrollment cap is 1500. Enrollment numbers can vary by semester.

<sup>17</sup> Art Center College Design Hillside Campus Master Plan, Page 12, October 30, 2006.

As stated earlier, the project area is within the western portion of the City, primarily surrounded on all sides by residential uses. The related projects require site plan review and approval as part of overall project approvals. The approval process is to ensure that there are no conflicts between the related projects and applicable plans, policies and regulations for the sites. Because the proposed project would not conflict with applicable plans and policies governing site uses, the incremental impact of the proposed project would not contribute to any cumulative impact. Thus, the project's land use and planning impacts are not significant when considered with related projects.

**Mitigation:** None required.

**Significance After Mitigation:** Less than significant.