

Agenda Report

DATE: APRIL 21, 2003
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED AMENDMENT TO THE CALIFORNIA INSTITUTE OF TECHNOLOGY (CALTECH) MASTER DEVELOPMENT PLAN

RECOMMENDATION

This report is being provided for information only.

BACKGROUND

This project summary is being presented to the City Council per Predevelopment Plan Review (PPR) guidelines, which directs the PPR report for projects of community-wide significance to the City Council for informational purposes. Caltech has submitted an application to amend its Master Development Plan, which currently provides for a development of up to 1.75 million square feet of new academic and administrative buildings in addition to new residential and parking facilities. To this date, 396,230 square feet of new development has occurred on the Caltech campus under the Plan. The new construction proposed under this amendment is within the square footage provided by the Master Plan; however, demolition and construction of new facilities were not anticipated by the Plan. The amendment also includes modifications to the existing design guidelines and design review thresholds. The campus boundaries are: Del Mar Boulevard to the north; generally California Boulevard and Tournament Park to the south; Catalina Avenue to the west; and Hill Avenue and Arden Road to the east. Currently, the total land area within the defined campus is approximately 124 acres.

The Caltech Master Plan was adopted in 1989 and provides for development that would be implemented in phases based on the demand imposed by future growth. The Master Plan was last amended in August 1999.

PROJECT DESCRIPTION

The proposal involves the following amendments to the current Caltech Master Plan: 1) Demolition and replacement of the Mead Laboratory with a three-story, 80,000-square foot laboratory; 2) Demolition and replacement of the Page, Lloyd, and Ruddock north undergraduate houses, with a three-story, 138,000-square foot building for student dormitories; 3) Relocation of the proposed parking structure south of California Boulevard to the Athletic

Field. The proposed parking structure will be fully subterranean and will contain 700 parking spaces; 4) Demolition and replacement of the Braun and Marks graduate houses, with a three-story, 55,000-square foot building for student dormitories; 5) Demolition and replacement of the Physical Plant Offices and Shops with a 100,000-square foot Campus Center that would be setback 41 feet from Holliston Avenue; 6) Construction of a Thermal Energy Storage (TES) tank under the Athletic Field adjacent to the proposed parking structure. The TES consists of an underground tank used to store chilled water; 7) Revision to the Design Review thresholds which outline design review responsibilities of the City for various new construction and rehabilitation projects on the campus. The proposed changes will update and simplify the procedures of the existing thresholds in the Master Plan and bring them closer to conformity with the thresholds used elsewhere in the City; and 8) Revisions to the design guidelines to clarify the Master Plan's vision and intent for the architectural character of Caltech's campus. The City Council asked for a revision of the guidelines during its review of the Broad Center building.

REVIEW OF DISCRETIONARY ACTIONS

On March 20, 2003, a PPR meeting for the project was conducted between the applicant and city staff. The purpose of the PPR process is to identify requirements by the various city departments, to give the applicant direction regarding projects, and to outline the development schedule. Staff reviewed the project and proposed the following actions necessary:

- 1) **Master Development Plan Amendment:** The Master Plan approved and adopted by the City Council, is the basis for approval of future development on the Caltech campus and covers at least the next 15 years of development. The proposed projects reflect changes to the approved Master Development Plan for the Caltech campus; therefore, an application shall be filed for an amendment to the Plan as authorized by Pasadena Municipal Code Chapter 17.98.
- 2) **Environmental Review:** An Initial Environmental Study will be prepared to determine if the proposal would result in a potential significant environmental impact and if an Environmental Impact Report (EIR) would be needed to further evaluate project impacts. Issues to be considered in the analysis of the amendment application include: cultural resources, traffic, trees, air quality, and urban design. These issues may be addressed through the amendment of the Master Development Plan. The proposed demolition and construction of the new laboratory and undergraduate and graduate student-housing could result in the removal of thirteen protected native and/or specimen trees, which are subject to the City Trees and Tree Protection Ordinance.
- 3) **Design Review:** According to the Master Plan, new facilities exceeding 70,000 square feet of gross floor area, residential facilities with more than 50 units, the tennis court/parking structure and academic buildings south of California Boulevard shall be reviewed by the Design Commission. The new laboratory, the new undergraduate and graduate student housing, and the parking structure as proposed in the amendment to the Master Plan will be subject to review by the Design Commission. The proposed amendment to the design review thresholds and design guidelines will be submitted to the Design Commission for advisory review and as comments to the Planning Commission and City Council.
- 4) **Historic Preservation Review:** The amendments to the design review thresholds and design guidelines also will be submitted to the Historic Preservation Commission for advisory review and as comments to the Planning Commission and City Council.

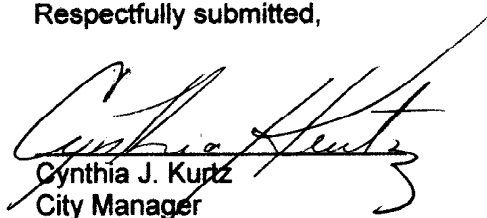
Timeline: The following timeline outlines the major steps in the process, which may be extended if the Initial Environmental Study identifies new and/or potentially significant environmental impacts requiring an Addendum or a Supplement to the existing Master Plan EIR.

- 03/20/2003 PPR meeting between applicant and city department representatives
- 04/17/2003 PPR report to City Council as information item
- 04/2003 Submittal of Master Development Plan Amendment application
- 04/2003 Review of Master Development Plan Amendment application for completeness
- 05/2003 Complete Initial Environmental Study
- 05/2003 Neighborhood Meeting
- 06/2003 Design Commission and Historic Preservation advisory review and comments to the Planning Commission and City Council
- 07/2003 Public hearing held by Planning Commission on the Master Development Plan Amendment
- 07/2003 Public hearing held by City Council on the Master Development Plan Amendment

FISCAL IMPACT

All fees required for the Master Development Plan Amendment and design review process are to be paid by the applicant. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.


Respectfully submitted,


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JR
FOR 
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Attachment: Predevelopment Plan Review Report