

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 30, 2006

FROM: CITY MANAGER

SUBJECT: MASTER DEVELOPMENT PLAN FOR ART CENTER COLLEGE OF DESIGN SOUTH CAMPUS;
ZONE CHANGE FROM IG-SP2-HL56 (INDUSTRIAL, SOUTH FAIR OAKS SPECIFIC PLAN) TO PS (PUBLIC AND SEMI-PUBLIC); AND AMENDMENT TO THE SOUTH FAIR OAKS SPECIFIC PLAN

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the Initial Environmental Study and Mitigated Negative Declaration (Attachment 1);
2. Amend the South Fair Oaks Specific Plan to permit the "colleges – traditional campus setting" land use in the area including both sides of Raymond Avenue south of California Boulevard to Glenarm Street and including the Glenarm Power Plant site and permit the "dormitories" land use along both sides of Raymond Avenue south of California Boulevard to Glenarm Street, excluding the Power Plant site;
3. Adopt the findings that the proposed Zone Change is consistent with the Zoning Code and approve a Zone change from IG-SP2-HL56 (Industrial, South Fair Oaks Specific Plan) to PS (Public and Semi-Public);
4. Adopt the findings that the Art Center College of Design South Campus Master Development Plan is consistent with Pasadena Municipal Code Title 17 (Zoning Code) and the General Plan;
5. Approve the Art Center College of Design South Campus Master Development Plan subject to the Conditions of Approval (Attachment 2); and
6. Direct the City Attorney to prepare an ordinance within sixty days amending the Zoning Ordinance for the Art Center South Campus site and resolutions adopting the Master Development Plan and amending the South Fair Oaks Specific Plan.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed the proposed project on November 9, 2005. Following public testimony, the Planning Commission adopted the staff recommendation with a change to "Planning & Development Condition #4" in the Draft Master Development Plan. The Planning Commission recommended adding the italicized text to the condition as follows: Residents of the dormitory building shall be limited to students and faculty of Art Center College of Design *or other educational institutions of higher learning in the City of Pasadena*. Staff concurs with this change and it has been incorporated into the recommended conditions of approval.

DESIGN COMMISSION RECOMMENDATION:

On October 24, 2005, the Design Commission reviewed the proposed Master Development Plan and acknowledged that future development proposed by the Art Center College of Design South Campus Master Development Plan will be subject to the thresholds for Design Review in the Municipal Code and the Citywide Design Principles such that design review would be conducted by the Design Commission and that the development standards proposed in the Master Development Plan and Conditions of Approval are appropriate.

EXECUTIVE SUMMARY:

Art Center College of Design proposes to build a student housing facility on their current surface parking lot on the northeast corner of Raymond Avenue and Glenarm Streets. The parking lot currently provides parking for the existing South Campus building. The student housing facility as it is currently conceived will provide 288 student beds in 152 units in an approximately 130,000 square foot building. The student housing building will be up to 6 stories and 56 feet in height. Three levels of underground parking with 340 spaces will be provided to serve both the student housing and the existing building.

Art Center is proposing a Master Development Plan (MDP) for both the existing South Campus building and the proposed student housing building. The MDP will provide the zoning rules for the 2.45 acre site and could be expanded in the future if Art Center acquires additional property in the area.

The Art Center site is within the South Fair Oaks Specific Plan. This Specific Plan did not anticipate colleges or student housing in the area and they are not currently permitted uses in the Zoning Code. Therefore, this action proposes to add student housing and traditional college uses to the permitted land uses in the Specific Plan. This action also proposes to change the zoning for both Art Center parcels from the existing South Fair Oaks Specific Plan Industrial zoning to a Public and Semi-Public zoning designation which is appropriate for colleges.

BACKGROUND:

On March 24, 2005, Art Center College of Design submitted an application for a Master Development Plan and Zoning Map Amendment for their site on the northeast corner of Raymond Avenue and Glenarm Street. They propose to add a student housing / dormitory building to their existing south campus building as part of the Master Plan.

The project, as planned, would require an amendment to the South Fair Oaks Specific Plan to accommodate the college and dormitory land uses. A zoning map amendment would also be necessary to change the zoning from the existing Industrial zoning designation to a Public and Semi-public zoning designation which is appropriate for a college and dormitory use. A Master Development Plan will establish the development standards for all future development within the master plan area.

As originally proposed, the dormitory building would exceed the height limit established by the South Fair Oaks Specific Plan and an amendment to the height limit was also requested by Art Center. After meeting with the community and the Planning Commission in May 2005, Art Center withdrew their request for increasing the height limit. In July 2005 the Planning Commission refined the specific plan amendment study to remove the increased height request.

ANALYSIS:

Discretionary Actions

Three concurrent discretionary actions are proposed by this project: 1) Amendment of the South Fair Oaks Specific Plan, 2) Zoning map amendment from Industrial to Public and Semi-public zoning designation, and 3) Master Development Plan for Art Center South Campus.

Amendment of the South Fair Oaks Specific Plan

The South Fair Oaks Specific Plan was adopted in April of 1998. The Plan envisioned "an attractive physical environment for businesses that commercialize emerging technology, particularly related to biomedical." Although there was little development activity in the first few years after the adoption of the specific plan in 1998, more recent development, particularly in the northern part of the specific plan area, has been supportive of the biotechnology vision of the plan. There has also been medical office and convalescent facility expansion in the area. A variety of uses are permitted along South Raymond, including retail, office, service, and restaurant uses, in addition to the technology and biomedical uses. Traditional college uses, carefully regulated through the additional public scrutiny and conditions of approval provided by a conditional use permit or master development plan, could help to enhance the area and help achieve the Specific Plan vision.

Existing uses on Raymond Avenue range from retail near California to primarily light industrial, office, utility, and storage uses south of Pico Street to Glenarm Street. The existing Art Center building and parking lot is at the south end of Raymond Avenue. There are many vacant lots and surface parking lots along Raymond Avenue and many properties are not well-kept.

The current Art Center building at 950 South Raymond Ave has operated since May 2004 and was permitted under a “colleges – nontraditional campus setting” zoning designation. No land use conflicts have been observed between this facility and the surrounding uses. The renovation of the former Dacor building has improved the quality of the architectural design and urban character of the street.

There is a potential for conflict between dormitory uses and the intense industrial uses that are permitted, but are not currently found on South Raymond Avenue. The Zoning Code has many provisions that will reduce the potential for these conflicts, including provisions to reduce noise, vibrations, dust, glare, and odors.

Colleges and dormitory uses generate similar or lesser vehicle trips than other land uses permitted in the IG-SP-2 zoning district, particularly in the peak hours. Raymond Avenue and Glenarm Streets are mobility corridors that are well-suited to receive the vehicle trips that a college or dormitory use would generate. The Fillmore Gold Line station coupled with the ARTS bus routes is also supportive of the transportation needs of a college or dormitory use by providing options for students without cars to circulate.

Staff supports adding “college – traditional campus setting” as a permitted use along Raymond Avenue and the Glenarm Power Plant site, and “dormitories” as permitted use along Raymond Avenue, but excluding the Power Plant site.

Zoning Map Amendment: The project site has a zoning designation of IG-SP2-HL56 or Industrial, South Fair Oaks Specific Plan, Height Limit 56 feet. This zoning designation does not permit a student housing use, nor does it permit “colleges – traditional campus setting”. The existing south campus building is permitted under a “colleges – non-traditional campus setting” designation. Art Center requests a zoning designation of PS or Public and Semi-Public, which is appropriate for colleges, churches, hospitals and other public uses on sites over two acres. The PS zoning designation would include both Art Center parcels on South Raymond Avenue – the existing building at 950 South Raymond Avenue and the current parking lot / proposed dormitory building site at 1000 South Raymond Avenue.

Master Development Plan: The purpose of a Master Development Plan(MDP) is to reduce the processing time and uncertainty in the development process and to ensure and orderly and thorough review of development plans, resulting in more compatible and desirable developments. The MDP will establish the development standards for all future development within the MDP area.

Art Center College of Design proposes to construct one new structure under the proposed Master Plan – a student housing project on the existing surface parking lot at the northeast corner of Raymond Avenue and Glenarm Street. The Master Plan campus will include this building and the existing campus building to the north. If Art Center acquires additional properties adjacent to this site, they will amend the Master Plan to include these additional sites.

As proposed, the student housing project would include an underground parking garage for approximately 340 cars and six levels of housing in three separate building masses oriented perpendicular to Raymond Avenue. Each building mass would be six stories in height, not to exceed the 56'0" height limit established by the South Fair Oaks Specific Plan. There would be a total of 16 studio units and 136 two-bedroom units for a total capacity of 288 student beds in the project. The square footage of the project excluding parking is 134,644 square feet. No building setbacks are required by the South Fair Oaks Specific Plan and the project does not provide setbacks on Raymond Avenue and Glenarm Street.

The style of the new building would take references from the existing Art Center building to the north and be contemporary in design. The only other prominent building adjacent to this site is the Jacob's Engineering building, which is a seven-story building to the east of the project site. Across Glenarm Street to the south is the Glenarm Power plant site.

Attachment 2 is the draft Master Development Plan (MDP) for Art Center's south campus. The Plan contains development standards and conditions of approval that will regulate the development of the dormitory building.

INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION

Staff prepared an Initial Environmental Study (IS) pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. See Attachment 1. The draft IS evaluates potential environmental effects that may result from implementation of the Master Development Plan. Based on this analysis staff proposes adoption of a Mitigated Negative Declaration (MND.) Mitigation measures have been identified to reduce potential impacts to less-than-significant levels in the areas of utilities & service systems (sewers), transportation/traffic, and air quality.

The IS evaluated a slightly larger project than is currently proposed by Art Center – 334 student beds and 450 parking spaces. The Master Development Plan would permit a project of up to this size, in order to allow Art Center some flexibility in the development of the dormitory project.

REQUIRED FINDINGS

For Master Development Plan (per 17.61.050 H)

A. The proposed use is allowed with a conditional use permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.

The applicant is a school in a newly created PS District. The proposed Master Development Plan is consistent with the requirements of the PS District. The use and development standards established under the Master Development Plan comply with all applicable provisions of the Zoning Code.

B. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.

The proposed "College – traditional campus setting" and "Dormitories" land uses are permitted in the PS District.

C. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.

The subject site is designated as "South Fair Oaks Specific Plan" in the General Plan land use diagram. This specific plan is being amended to permit the college and dormitory uses.

General Plan Objective 23 states that the City shall provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings. General Plan Policy 23.4 states that the City shall Support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

D. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed Master Development Plan continues the establishment of the Art Center College of Design South campus by allowing the addition of dormitory uses. The City has attached conditions of approval to the Master Development Plan to ensure that the continued operation of Art Center would not be detrimental to the residents and employees in the neighborhood.

E. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

The Master Plan includes provisions to improve public streets and sidewalks, plant trees according to the City approved master tree plan, and if necessary, relocate and upgrade street lights.

F. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

The Master Development Plan establishes development standards to ensure that the future development is compatible with the adjacent office, industrial, and institutional uses.

For Zoning Map Amendment (17.74.070 B)

A. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.

The proposed zoning map amendment from IG-SP2-HL56 (Industrial, South Fair Oaks Specific Plan, Height Limit 56 feet) to PS (Public and Semi-Public) is consistent with the General Plan Objective 23 which states that the City shall provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings. Also, General Plan Policy 23.4 states that the City shall Support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.


The zoning map amendment will ensure that all future development in the PS District is reviewed with a conditional use permit or master development plan. Only public and semi-public uses are permitted in the district. The conditional use permit or Master Development Plan will give the city the opportunity to add conditions to protect the surrounding properties.

CONCLUSION: The student dormitory and traditional college land uses will be a complementary addition to South Raymond Avenue. The project furthers the General Plan policies and objectives by providing for the expansion and support services for one of Pasadena's educational institutions and by directing development into a specific plan area along a major corridor and within walking distance of a Gold Line station.

FISCAL IMPACT: The applicant will be responsible for all costs associated with the design, review and construction of the project, including the dedication of an easement

for a bus shelter along the Raymond Avenue frontage. Permitting fees will be collected to cover costs incurred from staff time required to review the project.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Laura Fitch Dahl
Senior Planner

Approved by:

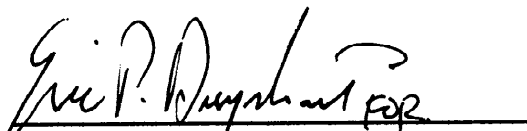
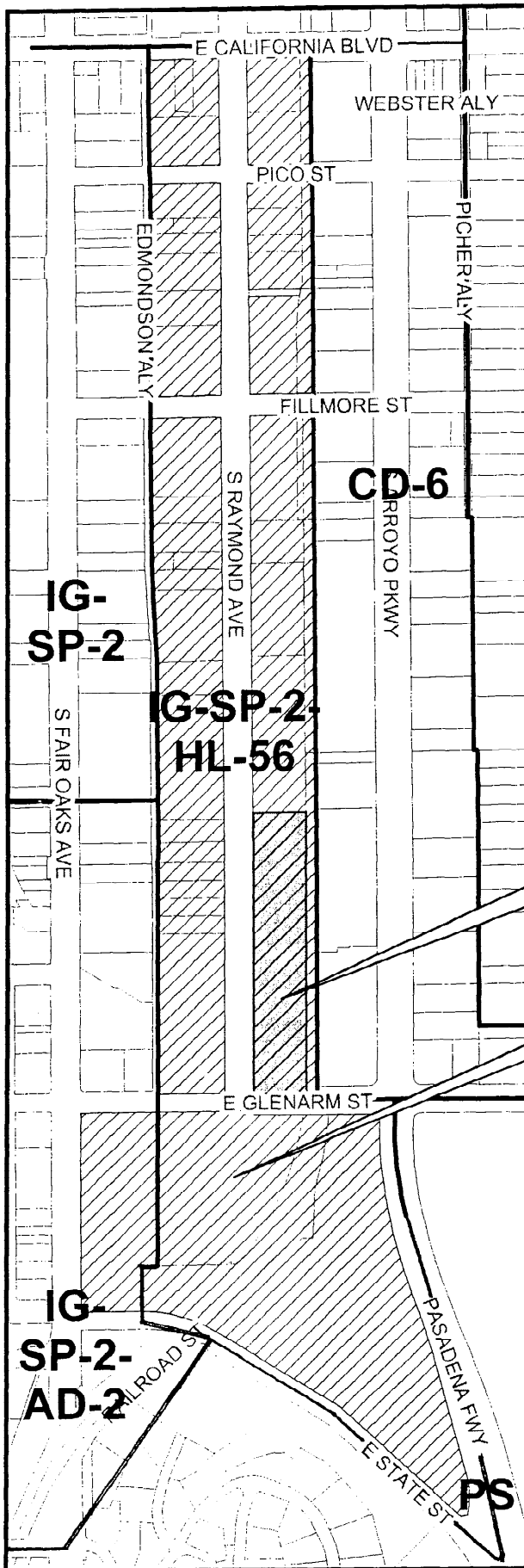

Richard Bruckner
Director of Planning & Development

Exhibit A: Project Map

Attachment 1 – Initial Environmental Study and Mitigated Negative Declaration
Attachment 2 – Master Development Plan and Conditions of Approval

Art Center College of Design South Campus



Master Development Plan and
Zone Change Area
(IG-SP-2-HL-56 to PS)

South Fair Oaks
Specific Plan Amendment Area

Existing Zoning

IG	Industry, General
SP-2	South Fair Oaks Specific Plan
HL-56	Height Limit Overlay District, 56 feet
AD-2	Alcohol Density Overlay District 2
CD-6	Central District Specific Plan, sub-area 6
PS	Public, Semi-Public

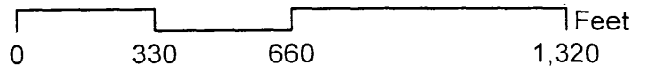


Exhibit A

ATTACHMENT 1
Initial Environmental Study and Mitigated Negative Declaration

INITIAL ENVIRONMENTAL STUDY

1000 SOUTH RAYMOND AVENUE

**ART CENTER COLLEGE OF DESIGN
MASTER DEVELOPMENT PLAN, ZONE CHANGE,
AND AMENDMENT TO THE SOUTH FAIR OAKS SPECIFIC PLAN**

PLN 2005-00148

October 20, 2005

City of Pasadena

Contact Person: Laura F. Dahl
City of Pasadena/ Planning Division
Planning and Development Department
Community Planning Section
175 North Garfield Avenue
Pasadena, California 91109-1704

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Attachments:

Mitigated Negative Declaration and Monitoring Program

APPENDICES

1 – CORRESPONDENCE - Letter from Eric C. Shen, Manager of Transportation Planning & Development, City of Pasadena, June 23, 2005, to Patrick Gibson, Kaku Associates).

2 - TRAFFIC STUDY - Traffic Study for 1000 South Raymond

Student Housing Project - Kaku Associates, March 2005.
3 - AIR QUALITY REPORT prepared by SAIC August 26, 2005

TECHNICAL REPORTS AVAILABLE UPON REQUEST.
Geotechnical Engineering Investigation
Proposed Student Housing, Art Center College of Design, South
Campus
950 South Raymond Avenue, Pasadena, California, February 2005

**CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109-7215**

INITIAL STUDY

In accordance with the Environmental Policy Guidelines of the City of Pasadena, this analysis, the associated "Master Application Form," and/or Environmental Assessment Form (EAF) and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

SECTION I – PROJECT INFORMATION

1. Project Title: **Art Center College of Design
Master Development Plan, Zone Change, and
South Fair Oaks Specific Plan Amendment
PLN 2005-00148**

2. Lead Agency Name and Address: **City of Pasadena
Planning and Development Department
Community Planning Section
175 North Garfield Avenue
Pasadena, CA 91101-1704**

3. Contact Person and Phone Number: **Laura F. Dahl, Senior Planner
626-744-6767**

4. Project Location: **The project is in the City of Pasadena, County of Los Angeles. The proposed project is located on the northeast corner of Raymond Avenue and Glenarm Street. Addresses are 950 and 1000 South Raymond Avenue. The Specific Plan Amendment is for the frontage of Raymond Avenue from California Boulevard to Glenarm Street and including the Glenarm Power Plant site. A zone change is proposed for the area governed by the Art Center College of Design Master Development Plan.**

5. Project Sponsor's Name and Address: **Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
Contact person: John Gunn
The Hapsmith Company
310-577-0711**

6. General Plan Designation: **South Fair Oaks Specific Plan**

7. Zoning: **IG-SP2-HL56 (Industrial, South Fair Oaks Specific
Plan, Height Overlay of 56 feet)**

8. Description of the Project: **Art Center is proposing to construct a student dormitory with 124 units / 334 beds over a 450 space parking structure on their existing surface parking lot. The**

parking structure will have 3 levels of subterranean parking and one level at grade. The housing will be above the podium level and will be 5 stories adjacent to the light rail tracks and 3 stories along the Raymond frontage of the site. The proposed dormitory and underground parking structure are approximately 316,223 square feet.

The parking structure will serve the new student housing building at one space per two beds, and the south campus building at 3.1 spaces / 1,000 square feet.

The project will combine two sites:

- a) Existing parking lot with 145 parking spaces on 51,594 square feet, and**
- b) Existing South Campus building which is approximately 93,410 square feet on a 55,000 square foot site.**

See Exhibit 1.

The project also includes an amendment to the South Fair Oaks Specific Plan to allow “college – traditional campus setting” and “dormitories” uses along Raymond Avenue from California Boulevard to Glenarm Street and on the Glenarm Power Plant site. However, no physical changes are currently proposed in this location.

- 9. Surrounding Land Uses and Setting: Surrounding land uses include office and industrial to the east (Jacobs Engineering and Los Angeles Cold Storage), Utilities to the south and west (Glenarm Power Plant and Sub-station), Warehouse/Distribution to the north (US Postal Service Distribution Center.)**
- 10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): The Planning Commission will review and make a recommendation to the City Council which will take an action on the Master Development Plan, Zone Change, and Specific Plan amendment. The City of Pasadena Department of Public Works, Department of Transportation, Building Division, and Fire Department will review the project. The architectural design of the project is subject to review and approval by the Design Commission.**

Potentially Significant Impact
Significant Unless Mitigation is Incorporated
Less Than Significant Impact
No Impact

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would involve at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

	Aesthetics		Geology and Soils		Population and Housing
	Agricultural Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology and Water Quality		Recreation
	Biological Resources		Land Use and Planning	X	Transportation/Traffic
	Cultural Resources		Mineral Resources	X	Utilities and Service Systems
	Energy		Noise		Mandatory Findings of Significance

DETERMINATION: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project DOES NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect(s) on the environment. Analysis in the Initial Study shows that one or more impact areas will have a "Potentially Significant Impact" An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that were not analyzed in a previously approved EIR or Negative Declaration for the project at hand.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature

Date

Printed Name

Reviewed By / Date

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. 'Potentially Significant Impact' is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 20, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See CEQA Guidelines Section 15063(c)(3)(D). Earlier analyses are discussed in Section 20 at the end of the checklist.
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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SECTION II - ENVIRONMENTAL CHECKLIST FORM

1. BACKGROUND.

Date checklist submitted: October 11, 2005
 Department requiring checklist: Planning and Development Department
 Planner assigned: Laura Dahl (626-744-6767)

2. ENVIRONMENTAL IMPACTS. (explanations of all answers are required):

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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3. AESTHETICS. Would the project:

a. *Have a substantial adverse effect on a scenic vista?* ()

WHY? The project site has views of the mountains. This area contains structures ranging from 3 to 5 stories in height, which partially obstruct these scenic views. However, the project does meet the height and mass limitations of the Zoning Code.

The project does not substantially impact any scenic vista as defined in the 1994 final EIR for the Land Use and Mobility Elements of the City of Pasadena General Plan. In accordance with section 17.61.030 of the City's Zoning Code, the design of this project, including its obstruction of any scenic vista or view, will be reviewed by the Design Commission. Although the project would not significantly impact a scenic vista, this regulatory procedure provides the City with additional layer of review for aesthetics, and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

The code amendment to allow the additional uses ("Colleges- traditional campus setting" and "dormitories") may result in these uses locating within the plan area in the specified locations. Any future projects that will be constructed as a result of the code amendment to allow colleges and dormitories will be subject to review, including Design Review and CEQA review. Permitting these uses will not result in a significant aesthetic impact.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ()

WHY? The project does not affect an Official State Scenic Highway or Los Angeles County Recommended Scenic Highway. The project site is located to the north of the Pasadena Freeway (State Route 110) which is an unofficial City-designated scenic corridor. It will not remove or damage any landmark-eligible trees,

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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stand of trees, rock outcropping or natural feature recognized as having significant aesthetic value. The site is in a fully developed commercial/industrial district.

The site does not have structures that have been designated as historic resources. The proposed project would not impact nearby sites or structures, which are historic resources. The project is not part of a landmark district. (See also 7.a.)

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?* ()

WHY? The site is in a fully developed commercial/industrial district. The proposed development is within the height and mass limitations of the Zoning Code and is required to submit a landscape plan for review and approval by the Zoning Administrator and the Design Commission prior to the issuance of any building permits.

The design of this project will be reviewed for approval by the Design Commission. This regulatory procedure was established to ensure that the design, colors, and finish materials of development projects comply with adopted design guidelines and achieve compatibility with the surrounding area. Although the project would not substantially degrade the visual character of the site and surroundings, this regulatory procedure provides the City with additional layer of review for aesthetics, and an opportunity to incorporate additional conditions to increase the aesthetic value of the project.

The code amendment to allow two new uses within designated areas of the South Fair Oaks Specific Plan will not result in a significant impact to light and glare. The uses are consistent with the surrounding urban area and the City's review process ensures that any future projects constructed for these uses would be aesthetically pleasing.

See also response 7 a.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ()

WHY? The project will not have a significant impact on light and glare because it will be required to comply with the standards in the Zoning Code that regulate glare and outdoor lighting. The project is in an older, developed, commercial urban area with streetlights in place and multiple-story buildings. Height and direction of any outdoor lighting and the screening of mechanical equipment must conform to Zoning Code requirements. Two streetlights are being required by the Public Works Department. These lights are not sources of glare and are an aide to public safety.

The proposed project is 5 stories above podium parking and 56 feet in height. This height is within the 56 foot height limit permitted in the IG-SP-2 zoning district. The surrounding uses range from 36 to 72 feet in height. The proposed project may cast shadows on adjacent sites; however, no significant impact is expected to occur since this shadow pattern will not affect the adjacent uses. The proposed project will not affect either day or nighttime views. (see also 3.a.)

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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The code amendment to allow two new uses within designated areas of the South Fair Oaks Specific Plan will not result in a significant impact to light and glare. The uses are consistent with the surrounding urban area and any future projects that are constructed for these uses will be required to comply with all code requirements that regulate daytime and nighttime glare.

4. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ()*

WHY? The City of Pasadena is a developed urban area surrounded by hillsides to the north and northwest. The site has no prime farmland, unique farmland, or farmland of statewide importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. No impact is expected.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract? ()*

WHY? The City of Pasadena has no Williamson Act contract land and has no land zoned for agricultural use other than commercial nurseries being allowed by right in the CG (General Commercial) and IG (General Industrial) zones and conditionally in the CO (Office Commercial), CL (Limited Commercial), OS (Open Space) and PS (Public-Semi Public) Zoning Districts. The proposed project would not conflict with any agricultural zoning and would not preclude the use of commercial nurseries in any allowed zones.

- c. *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ()*

WHY? There is no known farmland in the City of Pasadena; therefore the proposed project would not result in the conversion of farmland to a non-agricultural use.

5. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan? ()*

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WHY? The Clean Air Act (CAA) defines National Ambient Air Quality Standards (NAAQS) for six criteria pollutants that have adverse effects on human health. The South Coast Air Basin (SoCAB) is designated as nonattainment for carbon monoxide (CO), particulate matter (PM-10) and fine particulate matter (PM-2.5), and both the 1-hour and 8-hour ozone (O₃) standards because the area exceeds the established limits. The State of California, as permitted by the Clean Air Act, has also established California Ambient Air Quality Standards (CAAQS), which are generally stricter than the federal standards.

The South Coast Air Quality Management District (SCAQMD) is the local regulatory agency that regulates air emission sources in the SoCAB. As such, the SCAQMD is responsible for creating attainment plans, called the Air Quality Management Plan (AQMP), for those pollutants which the SoCAB is designated to be in "non-attainment" of the NAAQS. The AQMP considers measures, such as rule development for stationary sources and roadway improvements to ease congestion, designed to reduce emissions and resulting ambient concentrations, while still allowing economic growth and construction of new projects. The emissions resulting from the proposed project, as detailed under sections (b), (c), and (d) below, are predicted to be below all applicable significance criteria at the local level, and are not considered regionally significant. Therefore, air quality impacts associated with installation and operation of the proposed project would not conflict with or obstruct implementation of the AQMP, and are predicted to be less than significant.

The proposed change of use to allow two new uses in the plan area, is consistent with the urban uses in the area. This proposed change in land use designation, in and of itself, would not generate any air pollutants and would have no related impacts. Future development of any of the proposed additional uses ("Colleges- traditional campus setting" and "dormitories"), however, could generate air pollutants from construction and operation. However, since there are currently no plans to develop any of these uses, the specific air quality impacts of such a future development are, at this time, too speculative to evaluate. However, any future development projects will be subject to City regulations and CEQA review, and will be accordingly analyzed for impacts to air quality.

b. *Violate any air quality standard or contribute to an existing or projected air quality violation?* ()

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WHY? Emissions associated with the construction and operation of the proposed project are discussed below.

The evaluation of air quality impacts involves both the construction and operational phases of the proposed project. The CEQA Air Quality Handbook prepared by SCAQMD (SCAQMD, 1993) provides various criteria and significance thresholds for emissions generated during construction and operational phases of a proposed project in the SoCAB. SCAQMD emission significance thresholds for criteria pollutants are presented in Table 1 below:

Table 1. SCAQMD Construction and Operational Air Emissions Significance Thresholds

<i>Project Phase</i>	<i>SCAQMD Pollutant Emission Thresholds (lbs/day)</i>				
	<i>VOC</i>	<i>NO_x</i>	<i>CO</i>	<i>SO_x</i>	<i>PM₁₀</i>

	Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
Construction	75	100	550	150
Operation	55	55	550	150

Source: CEQA Air Quality Handbook, SCAQMD, 1993.

Construction Emissions

The construction phase of the proposed project would occur during a period of 18 months, tentatively slated to start in May 2006 and end in October 2007. It is anticipated that construction of the underground parking structure shall take approximately eight months and construction of the dormitories an additional 10 months. Construction activities would include the grading, digging, and hauling of soil, and various building activities, such as cement foundation construction, framing, finish carpentry, and painting. Emissions would be generated from earth moving, including fugitive dust and tailpipe exhaust from the use of fossil fuel powered equipment such as trucks hauling materials to and from the site, backhoes and drills used for excavation, water trucks used for dust control, concrete pavers, and cranes for the building construction. In addition, commuting emissions due to vehicular travel by construction employees to and from the proposed site would also be generated during the construction phase.

Emissions of criteria pollutants from construction activities were estimated using the URBEMIS2002 model developed by the California Air Resources Board (CARB). Emissions calculations and assumptions for each construction activity are detailed in the URBEMIS2002 results report included in Appendix 3. A summary of the emissions from construction activities associated with the construction of the proposed project is presented in Table 2 below:

Table 2. Estimated Construction Emissions

Construction Activity	Pollutant Emissions (lbs/day)				
	VOC	NO_x	CO	SO₂	PM₁₀
Site Grading (Material Hauling)	2.18	39.49	8.11	0.71	1.11
Building Construction - Garage (May-December 2006)	0.35	0.20	4.17	0.00	0.06
Building Construction - Housing (January-October 2007)	65.25	1.45	17.43	0.01	0.11
Maximum Daily Emissions (2006)*	2.18	39.49	8.11	0.71	1.11
Maximum Daily Emissions (2007)**	65.25	1.45	17.43	0.01	0.11
SCAQMD Significance Thresholds ⁽¹⁾	75	100	550	150	150

(1): CEQA Air Quality Handbook, SCAQMD, 1993.

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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* Maximum daily emissions for 2006 would result from hauling excavated material to a disposal site, which is assumed to occur during the first two months of the construction phase (May-June 2006).

**Maximum daily emissions for 2007 would result mainly from architectural coating operations, which are assumed to occur during the last four months of the construction phase (July-October 2007).

As shown in Table 2, maximum daily emissions in 2006 would occur during the first two months of construction as a result of trucks hauling soil away. Maximum daily emissions in 2007 would occur during the last three months of the construction phase due to architectural coating operations. These temporary and short-term emissions would be below the SCAQMD significance thresholds for all criteria pollutants. Therefore, air quality impacts associated with the construction of the proposed student housing would be temporary and less than significant.

Operational Emissions

Emissions from the operation of the proposed student housing would include emissions from area sources such as natural gas for water and heating, landscape maintenance equipment and consumer products (i.e., air fresheners, automotive products, household cleaners, and personal care products). In addition, vehicular emissions due to travel by the students to and from the proposed housing complex would also be generated during the operational phase. Emissions of criteria pollutants from operational activities were also estimated using the URBEMIS2002 model developed by the ARB. Emissions calculations and assumptions for the operational activities are detailed in the URBEMIS results report included in Appendix 3. A summary of the emissions associated with the operation of the proposed student housing is presented in Table 3 below:

Table 3. Estimated Operational Emissions

<i>Operation</i>	<i>Pollutants (lbs/day)</i>				
	<i>VOC</i>	<i>NO_x</i>	<i>CO</i>	<i>SO₂</i>	<i>PM₁₀</i>
Area Sources (including Natural Gas)	0.17	1.26	1.09	0.00	0.00
Commuting	11.02	10.86	118.53	0.09	8.48
Maximum Daily Emissions	11.19	12.12	119.62	0.09	8.48
SCAQMD Significance Thresholds (1)	55	55	550	150	150

(1): CEQA Air Quality Handbook, SCAQMD, 1993.

As shown in Table 3, operational maximum daily emissions would be below the SCAQMD significance thresholds for all criteria pollutants. Therefore, air quality impacts associated with the operation of the proposed project would be less than significant.

MITIGATION REQUIRED

The developers of the Art Center student housing project shall comply with the following:

1. *Painting and architectural coatings shall not exceed 3,476 square feet per day. Duration of the painting shall be at least 74.8 days.*

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ()*

WHY? The proposed project site is located in the SoCAB, which is designated as a non-attainment area for O₃, PM-10, and CO (CAAQS only). As discussed in section (b) above, construction and operational emissions would be below the SCAQMD significance thresholds for all criteria and precursor pollutants. In addition, the cumulative impact to localized concentrations of CO is analyzed in section (d) and found to be less than significant.

d. *Expose sensitive receptors to substantial pollutant concentrations? ()*

WHY? The SCAQMD defines sensitive receptors as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These include schools, retirement homes, convalescent homes, hospitals and medical clinics. A field canvas determined the following sensitive receptors to be located within one mile of the proposed student housing:

- Kids Klub Daycare Center;
- Huntington Memorial Hospital;
- Blair High School;
- Allendale Elementary School;
- Aria Montessori School;
- Westridge School for Girls;
- Sequoyah School;
- Waverly School;
- Mayfield Junior and Senior School; and
- C J Rowe Christian Academy.

In order to evaluate the project significance and assess the localized CO impacts on sensitive receptors that are located adjacent to congested roadways, the screening procedures as outlined in the SCAQMD CEQA Air Quality Handbook were used to determine the project’s potential to create a CO hotspot.

According to the traffic study prepared for this proposed project, the cumulative plus project impacts would reduce the level of service (LOS) from C to D at the intersection of South Raymond Avenue and California Boulevard, a highly industrial neighborhood. For this reason, further investigation as to potential to create a carbon monoxide hot spot was required. All other intersections remained at current LOS.

The nearest identified sensitive receptor is the Kids Klub Daycare Center located approximately 900 feet north of California Street on the east side of South Raymond Avenue. Ambient “no project” background concentrations of CO for the proposed site were taken from the 2004 Air Quality summary available from the South Coast Air Quality Management District. Data from the nearest monitoring

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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station, West San Gabriel Valley (station no. 088), was used. The maximum 1-hour and 8-hour average concentrations of CO are 7 ppm and 3.4 ppm, respectively. Neither of these concentrations exceeds the federal or state air quality standards.

Table 5-4 of the CEQA guidance document presents estimated CO concentrations at various distances from the intersection stop line. However, Table 5-4 did not include distances greater than 200 ft, and as a conservative approach these values were used for this analysis. For arterial roads, such as the streets being analyzed, the SCAQMD estimates 1-hour CO concentrations to increase 0.9 ppm when LOS degrades from C to D. Thus the project impact was estimated to be a maximum of 1 ppm, 1-hour average. The SCAQMD's persistence factor of 0.8 was used to estimate a maximum CO increase of 0.7 ppm, 8-hour average. After implementation of the proposed project, CO concentrations at the nearest sensitive receptor are predicted to be 7.9 ppm, 1-hour average, and 4.1 ppm, 8-hour average. Thus, the impacts are considered to be less than significant, as these levels are below the applicable ambient air standards of 35 ppm (federal) and 20 ppm (state), 1-hour averages, and 9.0 ppm, 8-hour average.

e. *Create objectionable odors affecting a substantial number of people?* ()

WHY? The proposed project would not result in any sources of significant odors.

6. BIOLOGICAL RESOURCES. Would the project:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
()

WHY? The subject site is in a fully developed urban area, identified as the South Fair Oaks Specific Plan area. Mostly paved, it has no landscaping or habitat subject to review by the Department of Fish and Game or U.S. Fish and Wildlife Service. Construction of a student housing building in this location will not affect any special status species identified in local or regional plans, regulations, or policies.

The proposed code amendment to allow two new uses in the plan area will not result in a significant impact to Biological Resources. The proposed uses are compatible with the surrounding urban area and no particularly sensitive biological resources exist in the project vicinity. Since there are currently no plans to develop any of the proposed additional uses ("Colleges- traditional campus setting" and "dormitories"), the specific biological resource impacts of such a future development are, at this time, too speculative to evaluate. However, any future development projects will be subject to City regulations and CEQA review, and will be accordingly analyzed for impacts to biological resources.