

Potentially Significant Impact	Significant Unless Mitigation is Incorporated	Less Than Significant Impact	No Impact
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WHY? The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The City's Water and Power Department is responsible for water and water treatment facilities. Los Angeles County treats the City's wastewater; individual projects are subject to a Los Angeles County fee when the project is hooked up to a sewer line.

c. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* ()

WHY? The project will not require the construction of new stormwater drainage facilities or the expansion of existing facilities. The project is located in a developed urban area where storm drainage is provided by existing streets, storm drains, flood control channels, and catch basins. The project development will not result in the need for a new or substantial alteration to the existing drainage system.

Further, the project must have an on-site drainage plan approved by the Building Official and the Public Works Department prior to the issuance of any building permits. Any on-site improvements needed to provide drainage or to connect the project with the existing City drainage system are the responsibility of the applicant.

The project meets a standard for review of drainage plans for compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) Ordinance. Thus, the Building Division of the Planning and Development Department and the Public Works Department must review drainage plans. The City of Pasadena through Ordinance 6837 adopted the Standard Urban Storm Water Mitigation Plan recommended by the California Regional Water Quality Control Board, Los Angeles Region. This ordinance enables the City to be part of the municipal storm sewer permit issued by the Los Angeles Region to the County of Los Angeles. The City Council is committed to adopting any changes made to the Standard Urban Storm Water Mitigation by the California regional Water Quality Control Board, Los Angeles Region.

d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* ()

WHY? According to the Water Division of the Pasadena Water and Power Department, there are sufficient water supplies available to serve the project from existing entitlements and resources. The adequacy of water supply is a potential problem for all new development since the Southern California region has been known to experience periods of drought and needs a long-term reliable water supply. The new student housing/dormitory project will result in an increase of approximately 32,515 gallons per day in water consumption. The current use parking lot consumes a minimal amount of water for landscaping. The net gain in water consumption would be nearly 32,515 gallons of water per day. However, this project will be required to comply with the City's Water Shortage Procedures Ordinance during periods of drought, thereby reducing monthly water consumption to 90 percent of the expected consumption for this type of land use. The impact will be reduced to a level that is not significant. Further, the Water Division of the Pasadena Water and Power Department has reviewed this project and determined that the City can serve it. The project does not affect any of the local groundwater recharge spreading grounds.

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The proposed code amendment to allow two new uses in the plan area will not result in a significant impact to Utilities and Service Systems. However, since there are currently no plans to develop any of the proposed additional uses (“Colleges- traditional campus setting” and “dormitories”), the specific 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 Utility and Service System related impacts.

e. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ()

WHY? See responses to 19 a. and b.

The proposed 124 bed student housing project will increase the wastewater generated at the project site. To ensure this increase will not result in insufficient wastewater service, a sewer flow analysis, prepared by a civil engineer registered in the State of California, shall be submitted to the Department of Public Works for review and approval prior to the issuance of a demolition, grading, or building permit, whichever permit comes first. The sewer flow analysis shall include sewer flow monitoring at specific locations to be determined by the Department. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City sewerage facilities. The applicant will be required to mitigate any potential sewer capacity deficiency by a method approved by the Department. The applicant shall also be responsible for all costs required in mitigating the potential sewer capacity deficiency, including upgrading existing sewer mains and/or replacing the existing sewer mains with larger mains, including sewers, downstream of the proposed development. All sewer mitigation shall be completed prior to the issuance of a Certificate of Occupancy.

The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connection shall be 6” diameter vitrified clay pipe with a minimum slope of 2 percent.

MITIGATION REQUIRED

1. The applicant shall submit to the Public Works Department—for review and approval— a sewer flow analysis, prepared by a civil engineer registered in the State of California, for review and approval prior to the issuance of a demolition, grading, or building permit, whichever permit comes first. The sewer flow analysis shall include sewer flow monitoring at specific locations to be determined by the Department. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City sewerage facilities. The applicant will be required to mitigate any potential sewer capacity deficiency by a method approved by the Department. The applicant shall also be responsible for all costs required in mitigating the potential sewer capacity deficiency, including upgrading existing sewer mains and/or replacing the existing sewer mains with larger mains, including sewers, downstream of the proposed development. All sewer mitigation shall be completed prior to the issuance of a Certificate of Occupancy. If the required study identifies off-site wastewater improvements as necessary to support the proposed project, the City of Pasadena will revisit this Initial Study to determine if the required wastewater infrastructure improvements would cause any environmental impacts not discussed in this document. If any of the conditions that require recirculation of

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the CEQA document are met, the City shall revise this document accordingly and recirculate it for public review in accordance with Section 15073.5 of the State CEQA Guidelines.

f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?* ()

WHY? The project can be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The City of Pasadena is served primarily by Scholl Canyon landfill, which as of July 2005 has a 20-year capacity, and secondarily by Puente Hills, which was re-permitted in 2003 for 10 years.

The project is located in a developed urban area and within the City's refuse collection area. The project will not result in the need for a new or in substantial alteration to the existing system of solid waste collection and disposal.

The City Council approves franchises to specific solid waste collection firms collect solid waste. These firms are to keep records showing that the firms are reducing the amount of solid waste taken to land fills.

g. *Comply with federal, state, and local statutes and regulations related to solid waste?* ()

WHY? The project will comply with applicable statutes and regulations related to solid waste. In 1992, the City adopted the "Source Reduction and Recycling Element" to comply with the California Integrated Waste Management Act. This act requires a 25% reduction in solid waste before 1995 and a 50% reduction before 2001, based on the solid waste generated in 1990.) Further, in accordance with the Construction and Demolition Ordinance (Chapter 8.62 of the Pasadena Municipal Code), the applicant must submit a Construction Waste Management Plan.

20. EARLIER ANALYSIS.

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 18 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.

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21. MANDATORY FINDINGS OF SIGNIFICANCE.

a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ()*

WHY? The subject site is in a highly urbanized area of Pasadena and does not have any unique biological resources or habitat. Thus, it does not have the potential to affect the habitat of any fish or wildlife species, cause any fish or wildlife population to drop below self-sustaining levels, threaten to eliminate any plant or animal community, or reduce the number or restrict the range of any rare or endangered plant or animal. The site has been developed with a variety of uses over time and no historic or prehistoric structures or sites exist on the site. Thus, the project will not result in the elimination of important example of major periods of California prehistory.

There are potential impacts to the environment related to air quality, traffic and sewer capacity. However, with the project's adherence to the proposed mitigation measures these impacts will be reduced to a less than significant level.

The proposed code amendment to allow two new uses in the plan area will not result in a significant impact to the environment. However, since there are currently no plans to develop any of the proposed additional uses ("Colleges- traditional campus setting" and "dormitories"), the specific 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 any potential impacts.

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project? ()*

WHY? The project site is in a developed urban area. The proposed 124-unit dormitory building is an in-fill project in a developed area. The net increase of 124 units is within the amount permitted per the General Plan and the project meets the goals and objectives of the General Plan. In addition, the Transportation Department has reviewed the project, and implementation of the mitigation measures identified in this study address traffic, soils, and utilities to ensure that no significant unavoidable impacts will occur as a result of the project. The acoustical study is required for impacts resulting from existing conditions and are limited to this project.

c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ()*

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

WHY? The proposed project is compatible with other uses presently found in the South Fair Oaks Specific Plan area and adjacent Central District Specific Plan area. The proposed uses are consistent with the goals and objectives of the General Plan. Prior to issuance of building permits the project must be reviewed and approved by a number of City Departments including Fire, Planning and Development and Public Works. The project must adhere to all applicable code regulations and will therefore not have a substantial adverse effect on human beings. The analysis in this Initial Study indicates that no adverse impacts on persons will result from the new development.

Mitigation measures are required that will reduce the potential air quality, transportation, and utility impacts to a level of insignificance.

The proposed code amendment to allow two new uses in the plan area will not result in a significant impact to the environment. However, since there are currently no plans to develop any of the proposed additional uses ("Colleges- traditional campus setting" and "dormitories"), the specific 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 any potential impacts.

INITIAL STUDY REFERENCE DOCUMENTS

- | # | Document |
|----|--|
| 1 | Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, revised January 1, 1994 official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. |
| 2 | Alquist-Priolo Earthquake Fault Maps- the official Los Angeles and Mt. Wilson, quadrant maps were released in 1977. |
| 3 | CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993 |
| 4 | East Pasadena Specific Plan Overlay District, City of Pasadena Planning and Development Department, codified 2001 |
| 5 | Energy Element of the General Plan, City of Pasadena, adopted 1983 |
| 6 | Fair Oaks/Orange Grove Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2002 |
| 7 | Final Environmental Impact Report (FEIR) Land Use and Mobility Elements of the General Plan, City of Pasadena, certified 2004 |
| 8 | 2000-2005 Housing Element of the General Plan, City of Pasadena, adopted 2002. |
| 9 | Inclusionary Housing Ordinance Pasadena Municipal Code Chapter 17.71 Ordinance #6868 |
| 10 | Land Use Element of the General Plan, City of Pasadena, adopted 2004 |
| 11 | Mobility Element of the General Plan, City of Pasadena, adopted 2004 |
| 12 | Noise Element of the General Plan, City of Pasadena, adopted 2002 |
| 13 | Noise Protection Ordinance Pasadena Municipal Code Chapter 9.36 Ordinances # 5118, 6132, 6227, 6594 and 6854 |
| 14 | North Lake Specific Plan Overlay District, City of Pasadena Planning and Development Department, Codified 1997 |
| 15 | Regional Comprehensive Plan and Guide, "Growth Management Chapter," Southern California Association of Governments, June 1994 |
| 16 | Safety Element of the General Plan, City of Pasadena, adopted 2002 |
| 17 | Scenic Highways Element of the General Plan, City of Pasadena, adopted 1975 |
| 18 | Seismic Hazard Maps, California Department of Conservation, official Mt. Wilson, Los Angeles and Pasadena quadrant maps were released March 25, 1999. The preliminary map for Condor Peak was released in 2002. |
| 19 | South Fair Oaks Specific Plan Overlay District Planning and Development, codified 1998 |
| 20 | State of California "Aggregate Resource in the Los Angeles Metropolitan Area" by David J. Beeby, Russell V. Miller, Robert L. Hill, and Robert E. Grunwald, Miscellaneous map no. .010, copyright 1999, California Department of Conservation, Division of Mines and Geology |
| 21 | Storm Water and Urban Runoff Control Regulations n Pasadena Municipal Code Chapter 8.70 Ordinance #6837 |
| 22 | Transportation, Housing, and Child Care Survey: A Report Describing the Results and Findings of a Survey of Employees in the City of Pasadena, Child Care Planning Associates for the City of Pasadena, April 11, 1990 |
| 23 | Tree Protection Ordinance Pasadena Municipal Code Chapter 8.52 Ordinance # 6896 |
| 24 | West Gateway Specific Plan Overlay District, City of Pasadena Planning and Development Department codified 2001 |
| 25 | Zoning Code, Chapter 17 of the Pasadena Municipal Code |



City of Pasadena
Planning Division
175 N. Garfield Avenue
Pasadena, California 91101-1704

PROPOSED MITIGATED NEGATIVE DECLARATION

**PROJECT TITLE: Art Center College of Design
Master Development Plan, Zone Change,
and South Fair Oaks Specific Plan Amendment
PLN 2005-00148**

**PROJECT APPLICANT: Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
Contact person: George Falardeau
626-396-2201**

PROJECT CONTACT PERSON: Laura F. Dahl, Senior Planner

**ADDRESS: City of Pasadena
Planning and Development Department
Community Planning Section
175 North Garfield Avenue
Pasadena, CA 91101-1704**

TELEPHONE: 626-744-6767

PROJECT LOCATION: The project is in the City of Pasadena, County of Los Angeles, State of California. 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.

PROJECT DESCRIPTION: 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.

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.

FINDING

On the basis of the initial study on file in the Current Planning Office:

The proposed project COULD NOT have a significant effect on the environment.

The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Completed by: Laura F. Dahl
Title: Senior Planner
Date: October 20, 2005

Determination Approved:
Title:
Date:

PUBLIC REVIEW PERIOD: October 20 – November 9, 2005
COMMENTS RECEIVED ON DRAFT: Yes No
INITIAL STUDY REVISED: Yes No

MITIGATION MONITORING AND REPORTING PROGRAM

#PLN2005-00148 PROJECT ADDRESS

This Mitigation Monitoring and Reporting Program (MMRP) PLN2005-00148 located at 950 and 1000 South Raymond Avenue has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy also will be available at the office of the Condition/Mitigation Monitoring Coordinator.

PROJECT DESCRIPTION: 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.

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.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. The matrix lists each mitigation measure or series of mitigation measures by environmental topic. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

APPLICANT

DATE

**Mitigation Monitoring and Reporting Program Matrix
 PLN 2005-00148 – 950 & 1000 South Raymond Avenue**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact 1 – Traffic and Circulation				
<p>1. The School will extend its rideshare program and Transportation Demand Management program from the North Campus to the South Campus and to the project. Compliance to this condition will be monitored by the Transit Planning & Operations Division in accordance with the Pasadena Municipal Code.</p>	<p>Prior to Certificate of Occupancy</p>	<p>Department of Transportation</p>		
<p>2. The School will actively encourage students and faculty/staff to use transit services, including the City's ARTS bus route that connects both campuses.</p>	<p>Prior to issuance of building permits for the Project.</p>	<p>Department of Transportation</p>		
<p>3. The School will impose a limit on the number of parking spaces available to students in the housing development in order to discourage the reliance on automobile. The on-site parking permits will be limited to one space for every two students in the dorm. No overnight on-street parking permits will be issued to future students at this address.</p>	<p>Prior to issuance of Certificate of Occupancy and through the monitoring of the Transportation Demand Management program.</p>	<p>Department of Transportation</p>		
<p>4. The project is expected to add 897 new daily trips to the City's transportation system. Therefore, the project is conditioned to fund \$10,000 towards the Citywide Traffic Performance Monitoring Program for installing two permanent traffic monitoring stations near the project site. The fund shall be submitted prior to the issuance of a building permit.</p>	<p>Funds to be submitted to the City prior to the issuance of a Building Permit for the Project.</p>	<p>Department of Transportation</p>		

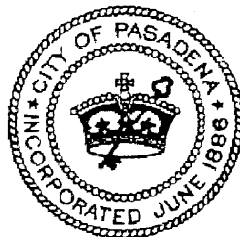
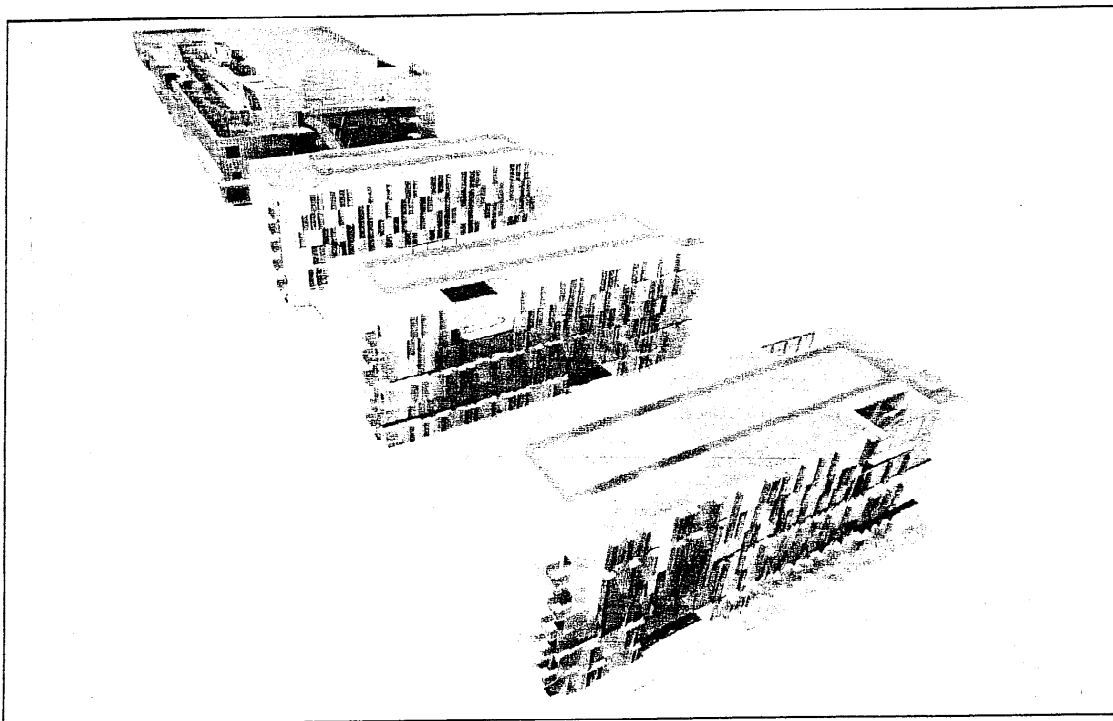
Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact 2 – Air Quality				
<p>1. Painting and architectural coatings shall not exceed 3,476 square feet of painted surface per day. Duration of the painting shall be at least 74.8 days.</p>	<p>Periodically during construction (at least twice per month)</p>	<p>Building Division</p>		
Impact 3 – Utilities and Service Systems				
<p>1. The applicant shall submit to the Public Works Department— for review and approval— a sewer flow analysis, prepared by a civil engineer registered in the State of California, for review and approval prior to the issuance of a demolition, grading, or building permit, whichever permit comes first. The sewer flow analysis shall include sewer flow monitoring at specific locations to be determined by the Department. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City sewerage facilities. The applicant will be required to mitigate any potential sewer capacity deficiency by a method approved by the Department. The applicant shall also be responsible for all costs required in mitigating the potential sewer capacity deficiency, including upgrading existing sewer mains and/or replacing the existing sewer mains with larger mains, including sewers, downstream of the proposed development. All sewer mitigation shall be completed prior to the issuance of a Certificate of Occupancy. If the required study identifies off-site wastewater improvements as necessary to support the proposed project, the City of Pasadena will revisit this Initial Study to determine if the required wastewater infrastructure</p>	<p>Prior to the issuance of a demolition, grading, or building permit for the Project, whichever comes first.</p>	<p>Public Works Department</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>improvements would cause any environmental impacts not discussed in this document. If any of the conditions that require recirculation of the CEQA document are met, the City shall revise this document accordingly and recirculate it for public review in accordance with Section 15073.5 of the State CEQA Guidelines.</p>				

ART CENTER COLLEGE OF DESIGN

DRAFT MASTER DEVELOPMENT PLAN

March 24, 2005



City of Pasadena
Department of Planning & Development
175 North Garfield Avenue
Pasadena, CA 91101-1704

I. Introduction

This Master Development Plan presents a ten-year planning framework and development entitlement for the South Campus of the Art Center College of Design in Pasadena, California.

A Master Development Plan allows certain public and semi-public uses in the City of Pasadena to plan for future development without the need for conditional use permits for each development project on a single site. The purposes of a Master Development Plan are to reduce processing time and uncertainty in the development process and to ensure an orderly and thorough review of development plans, resulting in more compatible and desirable developments.

Applications for projects not consistent with this plan and which would normally require a conditional use permit (CUP) would require either a Master Development Plan amendment or a CUP in accordance with Pasadena Municipal Code Chapter 17.61.050.

Once approved, a Master Development Plan supersedes all other sections of Title 17, Zoning, of the Pasadena Municipal code. Where there is a conflict between the provisions of a Maser Development Plan and the P.M.C. Title 17, the provisions of the Master Development Plan would prevail. Where uncertainty exists regarding the extent or interpretation of any provision of the Master Development Plan, the Zoning Administrator would determine the intent of the provision. Master Development Plans are reviewed every five years for compliance with the features of the plan and any conditions of approval.

II. Background

Art Center College of Design

Art Center College of Design was founded in 1930 and originally located in Los Angeles. In 1976, they moved to Pasadena and formed the Lida Street campus. In 2004, the 950 South Raymond building was opened on the south campus. This building currently houses Art Center's "public programs" such as the "Art Center at Night" and "Art Center for Kids" programs.

In March 2005, Art Center College of Design submitted an application for a Master Development Plan and Zoning Map Amendment for their two sites on the northeast corner of Raymond Avenue and Glenarm Street. They propose to add a student housing building to their existing south campus building. The project will also require an amendment to the South Fair Oaks Specific Plan to accommodate the college and dormitory land uses which are not currently permitted in the specific plan area.

Zoning Designation: The project site currently has a zoning designation of IG-SP2-HL56 (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 and universities. The existing south campus building is permitted under a "trade school" designation. The existing zoning allows heights up to 56'. Concurrent with consideration of the Master Development Plan, Art Center is requesting 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.

General Plan Designation: The project site has a General Plan designation of South Fair Oaks Specific Plan.

South Fair Oaks Specific Plan: This specific plan was adopted in April 1998.

The goals of the South Fair Oaks Specific Plan are:

- To create an attractive physical environment for businesses that commercialize emerging technology, particularly related to biomedical;
- Integrate land use and transportation programs with the light rail station at Fillmore Street;
- Support the retention and enhancement of local businesses;
- Mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods; and
- Promote research coalitions with Pasadena institutions.

III. Master Plan Goals

The goals of the Master Development plan are to:

- Support the expansion plans of the Art Center College of Design;
- Create an exciting, urban, campus that physically and architecturally improves the surrounding neighborhood; and
- Provide student housing within easy walking distance to the Gold Line station and ARTS and Metro bus routes.

IV. Site and Master Plan Boundaries

The Master Plan site consists of two parcels at the northeast corner of Raymond Avenue and Glenarm Street (See Exhibit 1.) One parcel is currently occupied by a surface parking lot with 145 parking spaces on 51,594 square feet. The other parcel is occupied with the existing South Campus building which is approximately 93,410 square feet on the 55,000 square foot site.

V. Scope of Development

Proposed Project: Art Center is proposing to construct a student dormitory with 152 units / 288 beds over a 342 space underground parking structure on their existing surface parking lot. The parking structure will have three levels of subterranean parking. The housing will be six stories and 56'-0" feet in height. The dormitory building will be approximately 130,000 square feet in size. (See Exhibit 2)

The parking structure will serve the new student housing building at one space per two beds, and the south campus building at 2.1 spaces / 1,000 square feet.

VI. Development Standards

Development within the Master Development Plan area shall conform to the South Fair Oaks Specific Plan.

Additional requirements will be imposed through the Master Development Plan – see below and in conditions of approval Section IX to ensure that the project analyzed in the Initial Environmental Study is not exceeded.

Development Standard	Art Center Master Development Plan requirement
Permitted Land Uses	Colleges – traditional campus setting Colleges – nontraditional campus setting Dormitories (north of Glenarm Street only) (other uses which are accessory to the above uses will also be permitted, including, but not limited to retail sales, schools – specialized education and training, and restaurants)
Maximum Height	56'-0" (per the South Fair Oaks Specific Plan) Roof-mounted appurtenances can exceed this height per Zoning Code Section 17.40.060 D
Setbacks	None required (per the South Fair Oaks Specific Plan)
Floor Area Ratio (FAR) Site Coverage	No floor area ratio required (per the South Fair Oaks Specific Plan); No maximum site coverage requirement per the South Fair Oaks Specific Plan)
Maximum units / student beds	Maximum student housing units = 175 Maximum student beds = 334
Waste Disposal	A trash enclosure shall be provided in accordance with the requirements of Section 17.40.120 of the Zoning Code.

Landscaping	Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permit. Said plan shall include drought resistant plant materials and low volume irrigation where practicable. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44 of the Zoning Code.
Parking	Minimum parking requirement for the 950 South Raymond campus building is 225 parking spaces. Minimum parking requirement for the dormitory / student housing use shall be 1 space for every 3 student beds. Maximum parking requirement for the dormitory / student housing use shall be 1 space for every 2 student beds. The total number of parking spaces in the garage for both the dormitory and college uses shall not exceed 450 cars.
Bicycle Parking	Bicycle parking shall be provided in accordance with the Section 17.46.320 of the Zoning Code for multi-family structures.
Lighting	An exterior lighting plan shall be submitted to the Zoning Administrator prior to the issuance of any building permits. The lighting shall comply with the standards of Section 17.40.080 of the Zoning Code
Signs	As required by Chapter 17.48 (Signs) for the IG district
Fences and Walls	As required by Chapter 17.40.180 for nonresidential zoning districts
Alcohol Sales	Not permitted under the Master Development Plan. Any proposal for an accessory alcohol sales use would require a conditional use permit or an amendment to the Master Development Plan.

VII. Traffic and Parking

An underground parking garage of 2 ½ levels is proposed to accommodate both student parking and replace the surface parking lot used for the existing campus building. The parking garage will provide parking for 342 cars. The number of student spaces in the garage will be limited to one space for every two beds, in order to encourage students to use the light rail and the ARTS busses that connect the two Art Center campuses. Ingress and egress to the parking structure is off of Raymond Avenue at the north end of the proposed garage.

A traffic and parking study was prepared by Kaku Associates for the project and was accepted by the Transportation Department on June 23, 2005. The traffic study was prepared for a larger project of up to 453 parking spaces and 334 student beds. The Transportation Department recommended four conditions to be imposed on the project. These conditions are outlined in Section IX. By satisfying these conditions, the project's traffic impact is deemed less than significant.

VIII. Community Involvement

A community meeting was held on July 28, 2005. Three community members attended the meeting and a letter of support from a nearby business owner was received.

Public meetings will be conducted at the five and ten-year reviews of this Master Development Plan.

IX. Conditions of Approval

Planning and Development Department

1. All new buildings over 25,000 square feet shall undergo design review by the Design Commission as specified in 17.61.030 of the Zoning Code. Applicable design guidelines and principles are the South Fair Oaks Specific Plan, the Citywide Design Principles in the Land Use Element of the Comprehensive General Plan, and the Purposes of Design Review in the zoning code.
2. Development standards are as proposed in the South Fair Oaks Specific Plan as modified in this Master Development Plan in Section VI.
3. The student dormitory building(s) shall be generally located as shown on the site plan in Exhibit 2 or relocated per the Design Commission review.
4. 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.
5. Public art shall be required per Section 17.40.100 of the Zoning Code for any projects greater than 25,000 square feet.
6. Required parking and construction staging areas shall be provided through lease agreements prior to removal of the existing 145 space parking lot.
7. A grading plan shall be submitted to and approved by the Zoning Administrator / Building Official prior to issuance of any permits.

Public Works

1. The applicant shall obtain a license agreement from the City for the installation of any private improvements within the public right-of-way, including, but not limited to, soldier beams and tie-backs. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City Council prior to the construction of the private improvement. The license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.

2. Glenarm Street has an existing 16-foot wide parkway along the subject property. It is been determined that the northerly six feet of the existing parkway is privately owned; however, it has been used for public street purposes for more than 20 years. The applicant shall dedicate to the City the six-foot wide strip of land along the Glenarm Street frontage of the subject property in order for the City to preserve its use for public street purposes.

In addition to the above dedication and in order to provide for intersection improvements, the applicant shall dedicate to the City the land necessary to provide a 20-foot radius property line corner rounding at the northeast corner of Raymond Avenue and Glenarm Street for street purposes.

The applicant shall also dedicate to the City a five-foot by 25-foot easement for street purposes for the installation of a bus shelter along the Raymond Avenue frontage of the subject property. The exact location of the easement will be determined by the Departments of Public Works and Transportation.

The applicant shall begin the dedication process prior to the issuance of a demolition, grading, or building permit, whichever permits comes first, and complete the dedication prior to the issuance of a Certificate of Occupancy. The dedications will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedications.

3. Raymond Avenue and Glenarm Street will be widened as part of two City Capital Improvement Projects for the State Route 710 Mitigation program. Construction of the City's Glenarm Street widening project is tentatively scheduled to begin in June 2005. Construction of the City's Raymond Avenue widening project is tentatively scheduled to begin in January 2006. All construction activities, including driveways, pedestrian lights, and street tree locations, and irrigation

details, roof drains, etc., for the Art Center Student Housing project shall be coordinated with the City's mitigation projects. Contact Andy Muth, Principal Engineer, at (626) 744-4332 for details on the schedule of the City's mitigation project.

4. The applicant shall reconstruct street improvements on Glenarm Street and Raymond Avenue along the frontages of the subject property as determined by the Department of Public Works. The street improvements shall include sidewalk, driveway approaches, planting of street trees, landscaping and irrigation, installation of new pedestrian street lights, and other related necessary work. The sidewalk scoring pattern on Raymond Avenue shall match the scoring pattern as shown in the City's SR710 Mitigation – Raymond Avenue Widening Plans. The sidewalk scoring on Glenarm Street shall be as directed by the City Engineer.
5. The applicant shall construct public improvements along the frontages of the subject property in accordance with the South Fair Oaks Specific Plan. The improvements include installing street furnishings, such as pedestrian street lights, trash receptacles and tree grates, planting street trees, irrigation to street trees, and other necessary related work.
6. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
7. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the frontages of the subject property prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
8. The applicant shall construct a new two-way entry/exit drive approach a minimum of 24 feet in width and a maximum of 26 feet in width, and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
9. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
10. The applicant shall submit a \$8,500 deposit, subject to refund or additional billing, for the City to plant ten officially designated street trees per the City approved master street tree plan on the frontages of the subject property.

11. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
12. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
13. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
14. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of two (2) in-fill street lights on or near the Raymond Avenue frontage and a maximum of one (1) in-fill street light on or near the Glenarm Street frontage of the subject property. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. In addition, the type, hardware, and locations of the new street lights shall be in accordance with the South Fair Oaks Specific Plan. The cost of the new street lights is the applicant's responsibility.
15. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
16. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
17. The applicant shall submit a non-refundable payment of \$7,550 for a City prepared sewer analysis, and a \$131,000 refundable payment for sewer deficiency mitigation. Said deposit must be made prior to the issuance of a demolition, grading, or building permit, whichever permit comes first. If no deficiencies are found, the refundable payment amount shall be refunded, if

deficiencies are found, the estimated cost to correct the deficiencies will be deducted from the refund.

18. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be 6-inch diameter vitrified clay or cast iron pipe with a minimum slope of 2 percent.
19. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a building permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

20. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
21. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
22. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of the development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or an additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged,

including striping, slurry seal/ resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be deducted for damages caused on public street trees. A processing fee will be charged against the deposit.

23. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

Transportation

1. Art Center College of Design shall extend its rideshare program and Transportation Demand Management program from the North Campus to the South Campus and to the project. Compliance to this condition will be monitored by the Transit Planning & Operations Division in accordance with the Pasadena Municipal Code.
2. Art Center College of Design shall actively encourage students and faculty/staff to use transit services, including the City's ARTS bus route that connects both campuses.
3. Art Center College of Design shall impose a limit on the number of parking spaces available to students in the housing development in order to discourage the reliance on automobile. The on-site parking permits will be limited to one space for every two students in the dorm. **No overnight on-street parking permits will be issued to future students at this address.**
4. The project is expected to add 897 new daily trips to the City's transportation system. Therefore, the project is conditioned to fund \$10,000 towards the Citywide Traffic Performance Monitoring Program for installing two permanent traffic monitoring stations near the project site. The funds shall be submitted prior to the issuance of a building permit.

Other Conditions

1. The applicant or successor in interest shall meet the applicable code requirements of all other city departments.
2. All proposed construction under this Master Development Plan shall occur within the ten year life of the Master Plan.