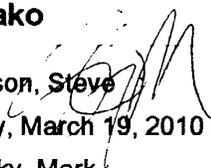


Suzuki, Takako

From: Madison, Steve 
Sent: Friday, March 19, 2010 5:04 PM
To: Jomsky, Mark
Cc: Beck, Michael; Suzuki, Takako
Subject: Call for Review

RECEIVED

10 MAR 19 P5:25

CITY CLERK
CITY OF PASADENA

Please agendize for Council consideration a call for review of the Mayfield Master Plan Development #PLN2009-00455.

3/19/2010

04/12/2010
ITEM 17



PLANNING AND DEVELOPMENT DEPARTMENT

March 9, 2010

Lani Lee AIA
Project Architect
Killefer Flammang Architects
1625 Olympic Boulevard
Santa Monica, CA 90404

**Re: Notice of Decision – Minor Modification to Mayfield Senior School Master
Development Plan 2006 – Approved 11/20/06 Tidemark Case #PLN2009-00455**

Dear Ms. Lee:

Your request for a modification to the Mayfield Senior School Master Development Plan located at 500 Bellefontaine Street has been considered by the Director of Planning and Development. The proposed modification consists of:

1. Enclosing an area below a walkway of the existing Strub Hall addition creating 550 square feet of additional space to be used as a study area.
2. Building a new elevator with an elevator shaft projecting approximately 18 feet above the height of the roof of the existing Strub Hall addition.

A Master Development Plan is required for all public/semi-public land uses with a land area of two or more acres. The Mayfield Senior School prepared a ten-year Master Development Plan, which was approved by the City Council on November 20, 2006.

The two changes cited above will occur in the addition made in 1954 to the Strub Hall. The Strub Hall is a prominent structure in the Mayfield Senior School campus as it is the original Eagle Mansion built at this site in 1919. In the analysis of the Master Development Plan, Strub Hall was determined to be eligible for listing in the National Register and/or as a local landmark; while the 1954 addition was not.

The Master Plan authorized a net increase of 33,517 square feet in total floor area resulting from new construction and demolition of certain structures within the Mayfield School campus. The Master Plan also provides that "Deviations of up to 10% in building square footage will be reviewed by staff for overall compliance with the Master Development Plan."

The request to enclose the area below the existing second floor walkway that connects the 1954 addition and the Strub Hall creates an additional 550 square feet of space that is within the 10% (3,350 sq. ft) floor area deviation allowed by the Master Plan.

A new elevator on the west elevation of the Strub Hall was part of the approved Master Plan. The proposed modification changes the location of the proposed elevator from the exterior of the Strub Hall to the interior of the 1954 addition and includes an elevator shaft which is 18 feet high from the roof top. This height is needed because the elevator needs to go up to the Strub Hall's fourth floor level, which is higher than the roof of the 1954 addition. The Zoning Code allows appurtenances to go to a maximum of 20 feet above the height limit if the Director finds that additional height provides an improved architectural design.

After careful consideration of all pertinent information and, in accordance with Zoning Code Section 17.64.050 (B), the Director of Planning and Development made the following findings and approved the minor changes to the approved Mayfield School Master Development Plan:

1. The change is consistent with all applicable provisions of the Zoning Code.

The elevated walkway presently connects the second floor of the Strub Hall and the second floor of the 1954 addition. Enclosing the area below the walkway will result in additional floor area (550 sqft) that is within the roof line of the existing building, will not encroach on any required setbacks nor increase the height of the existing structure.

The new location for the elevator, in the interior of the building which was added to the Strub Hall in 1954, results in no changes to the existing building setbacks and elevations. The proposed height of the elevator shaft is within the maximum height allowed for mechanical appurtenances which design contributes to the architectural quality of the development.

2. The change does not involve a feature of the project that was specifically addressed or was a basis for findings in a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) for the project.

The proposed location of the new elevator and enclosure of the area below the elevated walkway do not involve any feature of the Master Plan that was specifically addressed or was a basis for findings in the Mitigated Negative Declaration. All the Mitigation Measures address potential impacts of the Master Plan pertaining to traffic and circulation.

3. The change does not involve a feature of the project that was specifically addressed in, or was a basis for conditions of approval for the project, or that was a specific consideration by the applicable review authority in the approval of the permit.

Enclosing the first floor area below the elevated walkway and relocation of the elevator were features not specifically addressed, nor were they basis for any condition of approval. It was not a specific consideration for approval of the Master Plan by the City Council.

4. The change does not expand the approved floor area or any outdoor activity area by 10 percent or more over the life of the project.

The proposed enclosure of the area below the elevated walkway, resulting in additional 550 square feet is less than 10% (3,352 sq. ft.) of the total net increase in floor area (33,517 sq. ft) authorized in the Master Plan. The Master Plan further provides that "Deviations of up to 10% in building square footage will be reviewed by staff for overall compliance with the Master Development Plan."

The height of the new elevator shaft is approximately 18 feet above the top of the roof of the 1954 addition. This height is consistent with the provisions of Zoning Code Section 17.40.060 (D) (Height limit exceptions). Sub-paragraph 2(a)(2) (Roof mounted exceptions, pertaining to appurtenances on rooftops) provides for the Director to allow the height of the appurtenances to go to a maximum of 20 feet, if the additional height provides an improved architectural design.

The East, West and South elevations of the convent building show the relative heights of the proposed elevator shaft and existing chimneys. The elevator shaft is 20 inches (1'-8") below the tallest chimney; thus, the proposed height is compatible with and blends well with the existing chimneys of the adjacent Strub Hall building. Further, the elevations submitted with this request indicate that "the new elevator shaft will be constructed of cast stone or a material that will closely resemble and complement the Strub Hall chimneys."

Conclusion: Based on the above findings, the request to enclose the area below the existing elevated walkway, and to introduce a new appurtenance (elevator shaft) that is 18 feet tall on the rooftop are **granted**. Pursuant to Pasadena Municipal Code Chapter 17.72 Appeals, any person affected or aggrieved by the decision of the Director of Planning and Development has the right to appeal this decision **within ten days (March 19, 2010)**. The **effective date of this decision is March 20, 2010**. Prior to said effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular appeal fee is \$736.00. The appeal for non-profit community-based organizations pre-registered with the City of Pasadena Neighborhood Connections is \$368.00 if the organization has net assets which do not exceed \$500,000.

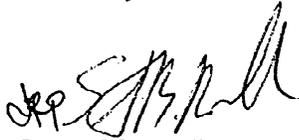
The change in location of the new elevator and enclosing the area below the elevated walkway are determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code § 21080(b)(9); Administrative Code, Article 19 Categorical Exemptions, §15301, Existing Facilities). This section specifically applies to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and (e)(1) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

The Mayfield Senior School is advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

Lani Lee, Killefer Flammang Architects
Re: Mayfield Senior School, Minor Modification to MDP2006
Case #PLN2009-00455

Please be advised that further review for compliance with the approved Master Development Plan will be at the Five-Year Review by the Planning Commission, which will occur prior to November 2011. If you have any questions regarding this decision, please contact the case planner Annabella Atendido at (626)744-6707.

Sincerely,



Steve Mermell
Assistant City Manager

Xc: Code Enforcement; Reading File; Planning Commission (9); City Council Field Reps (7); Tidemark Case PLN2009-00455, PLN2006-00523

Attachments:

1. Letter of request from applicant, Ms. Lani Lee in behalf of Mayfield Senior School, dated 2/11/10
2. Set of drawings - Mayfield Senior School, consisting of:
 - a. Existing campus, site plan
 - b. First Floor Plan, showing proposed enclosure area, and location of new elevator
 - c. Second Floor Plan, showing second level will remain as walkway
 - d. East Elevation, showing area of renovation and new elevator shaft
 - e. West Elevation, showing area of renovation and new elevator shaft
 - f. North Elevation at courtyard showing the proposed ground floor enclosure, and South Elevation showing new elevator shaft
3. Approved Master Plan, Phase III, site plan



February 11, 2010

Mr. John Poindexter
Director of Planning and Development
Planning and Development Department
145 North Garfield Avenue
Pasadena, CA 91101

Subject: Request for minor change to Conditions of Approval to Mayfield Senior School Master Plan
#PLN2006-00523

Dear Mr. Poindexter:

Mayfield Senior School is beginning to implement some of the items noted in the Mayfield Master Plan. The proposed scope of work for Mayfield Senior School is the following:

- Renovation of Convent buildings floors 2 and 3 for six new classrooms
- Renovation of Convent building and adjacent Strub Hall first floor for a Library and classroom
- Replacement of all building systems in the Convent
- Addition of a four-stop elevator and related systems to provide access to all floors of Strub Hall and Convent
- Campus electrical service upgrade

We have named the original mansion built in 1921 as Strub Hall and the 1954 addition as the Convent.

We are requesting two minor changes to the Conditions of Approval per Zoning Code Section 17.64.050.B. The following proposed changes include:

1. The Master Plan locates the elevator on the west elevation of the structure. Our proposal is to move the elevator inside the Convent addition of Strub Hall.
2. Extend the first floor for an additional 550 square feet in the Library. The additional area will be below the second floor walkway to form a Study Arcade. The allowable net increase in the Master Plan is 33,517 sf. The new net increase will be 34,067 sf.

The two minor changes for the elevator relocation and additional square footage qualify as minor changes based on the following items noted in 17.61.050.B items 1 through 4.

1. Section 17.40.060.D.2 in the Interpretation section lists that for commercial and industrial structures the appurtenance height may exceed the height limit by a maximum of 15'. 20' is allowed if the project is not subject to a Design Review. The new elevator will be approximately 18' above the Convent roof floor. The new elevator shaft will be at a similar height to the existing chimneys in Strub Hall. Current design proposal has the elevator shaft at approximately 18" below the tallest chimney. The new elevator shaft will be constructed in cast stone or a material that will closely resemble and complement the Strub Hall chimneys.

1625 Olympic Boulevard
Santa Monica, CA 90404
Telephone 310 399 7975
Facsimile 310 399 8545

The enclosed area below the second floor walkway is located well within the property line of the School and does not encroach on any setbacks. The enclosed area falls below where the existing second floor walkway and closely follows the footprint of the sidewalk that was below the existing walkway.

2. The new elevator relocation and enclosing the first floor area below the second floor walkway are both features that do not conflict with any recommendations listed in the Mitigated Monitoring and Reporting Program. Items listed in the Mitigated Monitoring and Reporting Program are for traffic and circulation brought on by the construction of the new building and exterior site improvements. This project does not have a Negative Declaration (ND) or an Environmental Impact Report (EIR).
3. The new elevator relocation and enclosing the first floor area below the second floor walkway are both features that do not conflict with any recommendations listed in the Conditions for Approval.

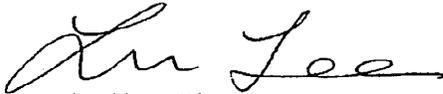
Item 5 on page 1, *Mayfield Senior School shall limit the renovation and rehabilitation of the Strub Hall (Eagle Mansion) to the interior parts of the structure as proposed in the Master Development Plan, and the proposed elevator on the west elevation of the structure and in compliance with the Secretary of the Interior's Standards for Rehabilitation.* Locating the elevator within the 1954 Convent addition will allow for an uninterrupted west elevation of Strub Hall and therefore eliminating the need to comply with the Secretary of the Interior's Standards for Rehabilitation.

4. The first floor additional 550 sf expansion into the courtyard occurs below the second floor walkway and therefore does not reduce the outdoor activity area by 10% or more.

Also included with this letter are floor plans and exterior elevations to aid in your review. Let us know you have any questions.

Thank you.

Sincerely,

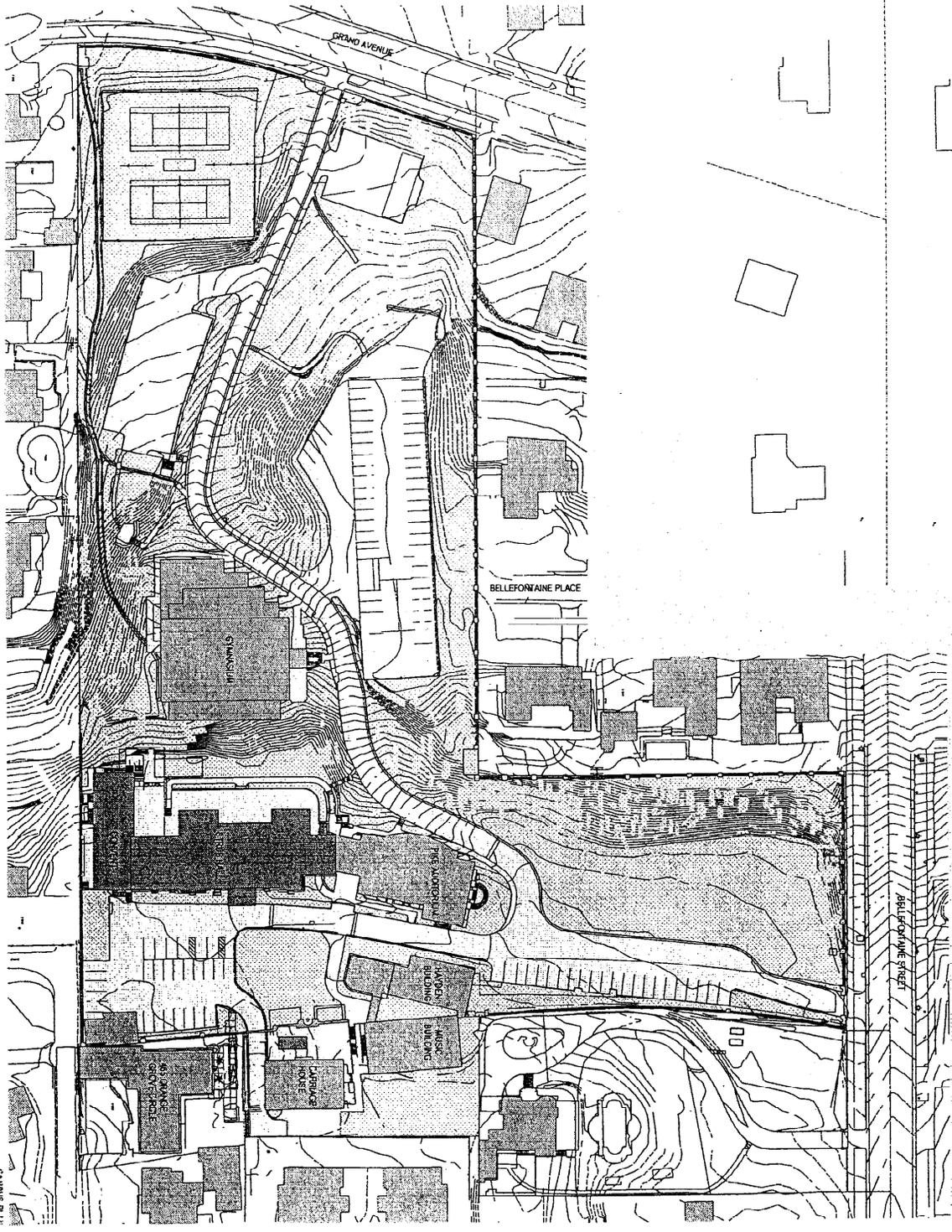


Lani Lee AIA
Project Architect

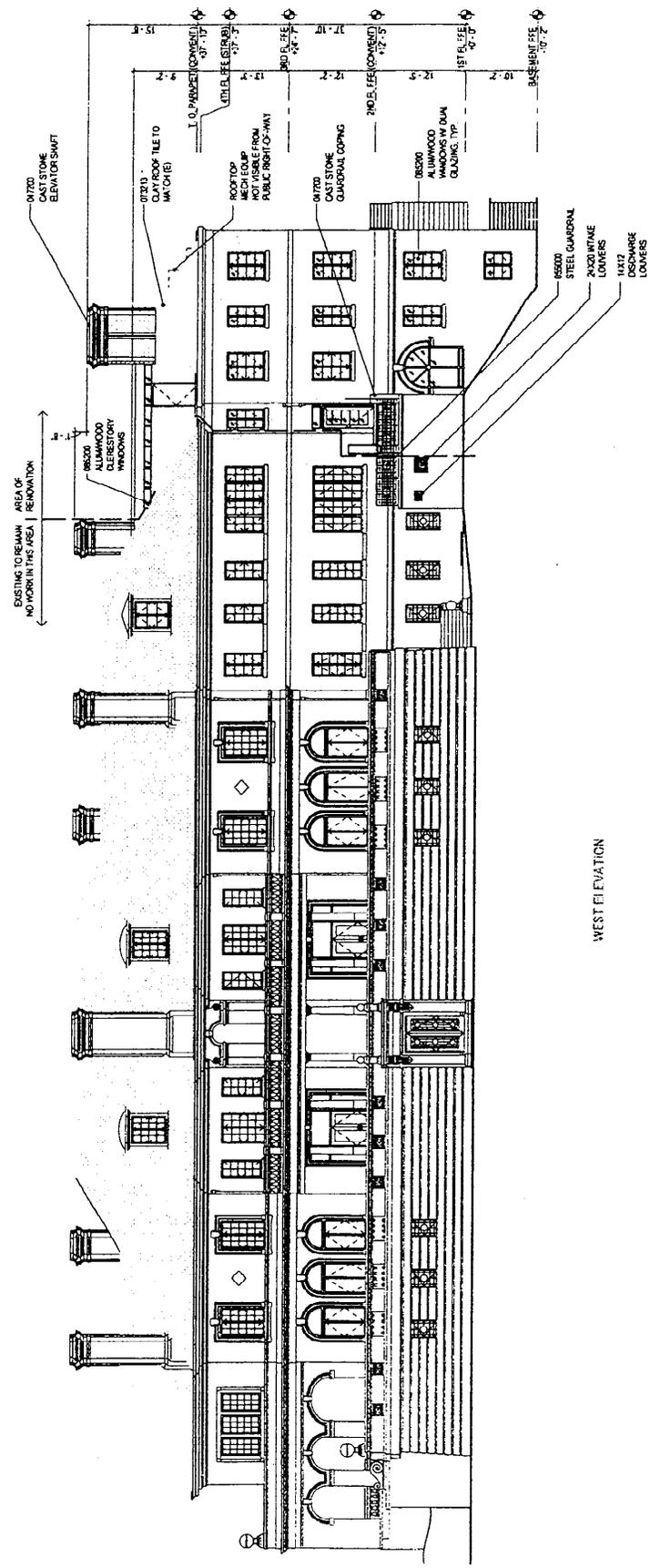
encl: campus plan
floor plans (1, 2, 3, roof, high roof)
exterior elevations (east, west, north, south)

ATTACHMENT 2
Proposed enclosure and new
elevator shaft on roof

MAYFIELD SENIOR SCHOOL
100 BELLEFONTAINE STREET
MAYFIELD, OHIO 44130



BRUNNEN
ARCHITECTS
CAMPUS PLAN



WEST ELEVATION

SCALE: 1/8" = 1'-0"

MAYFIELD SENIOR SCHOOL

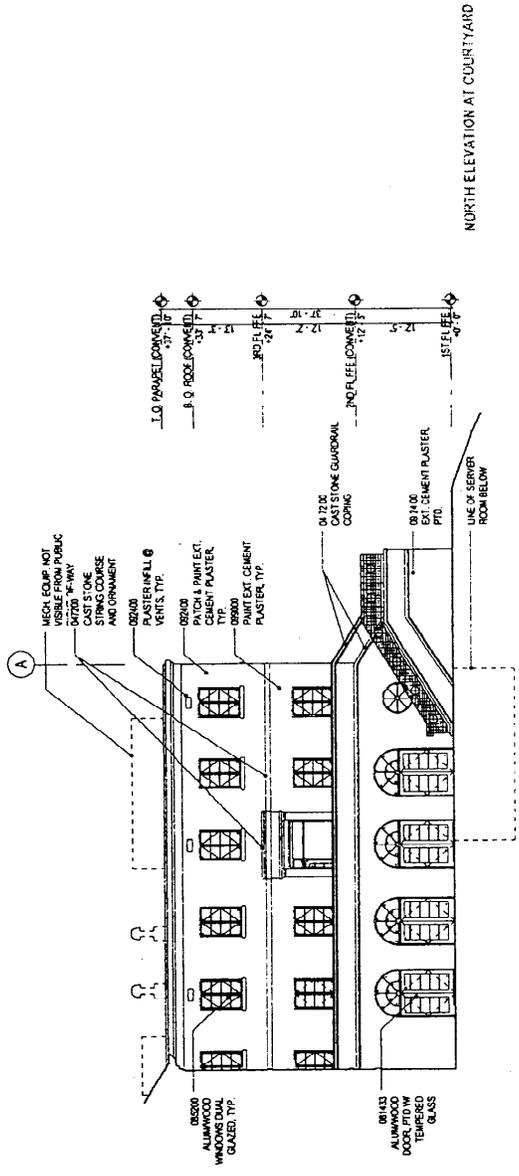
500 BELLEFONTAINE STREET
PASADENA, CA 91105



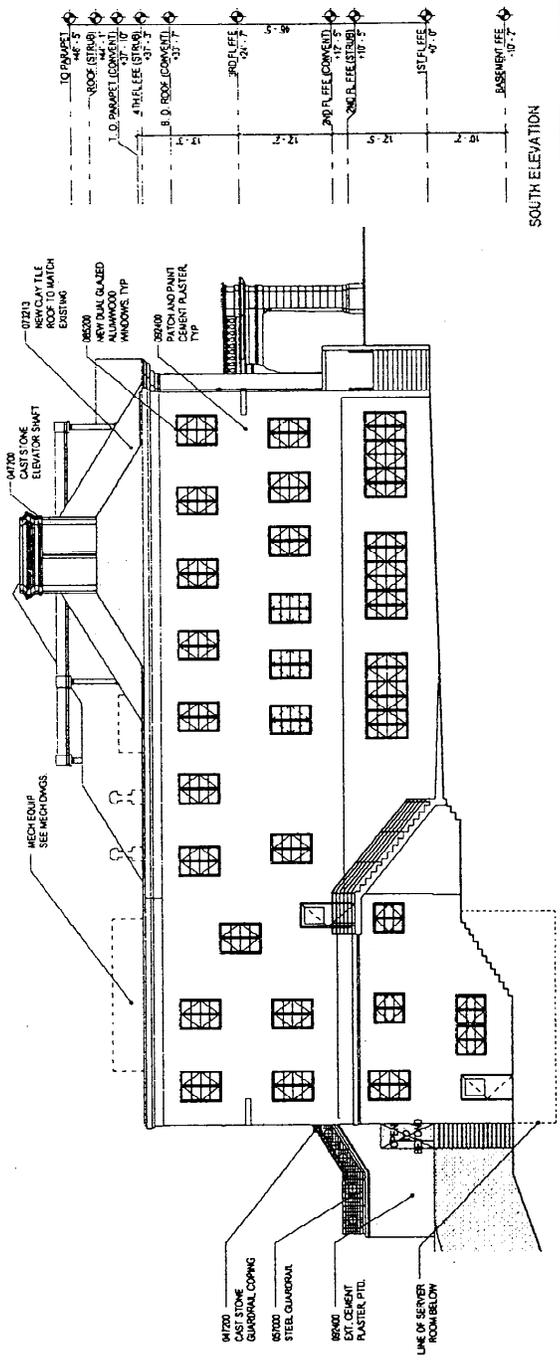
MAYFIELD SENIOR SCHOOL

500 BELLEFONTAINE STREET
PASADENA, CA 91105

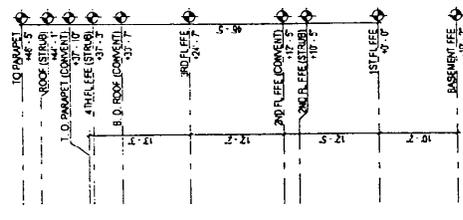
SCALE 1/8" = 1'-0"



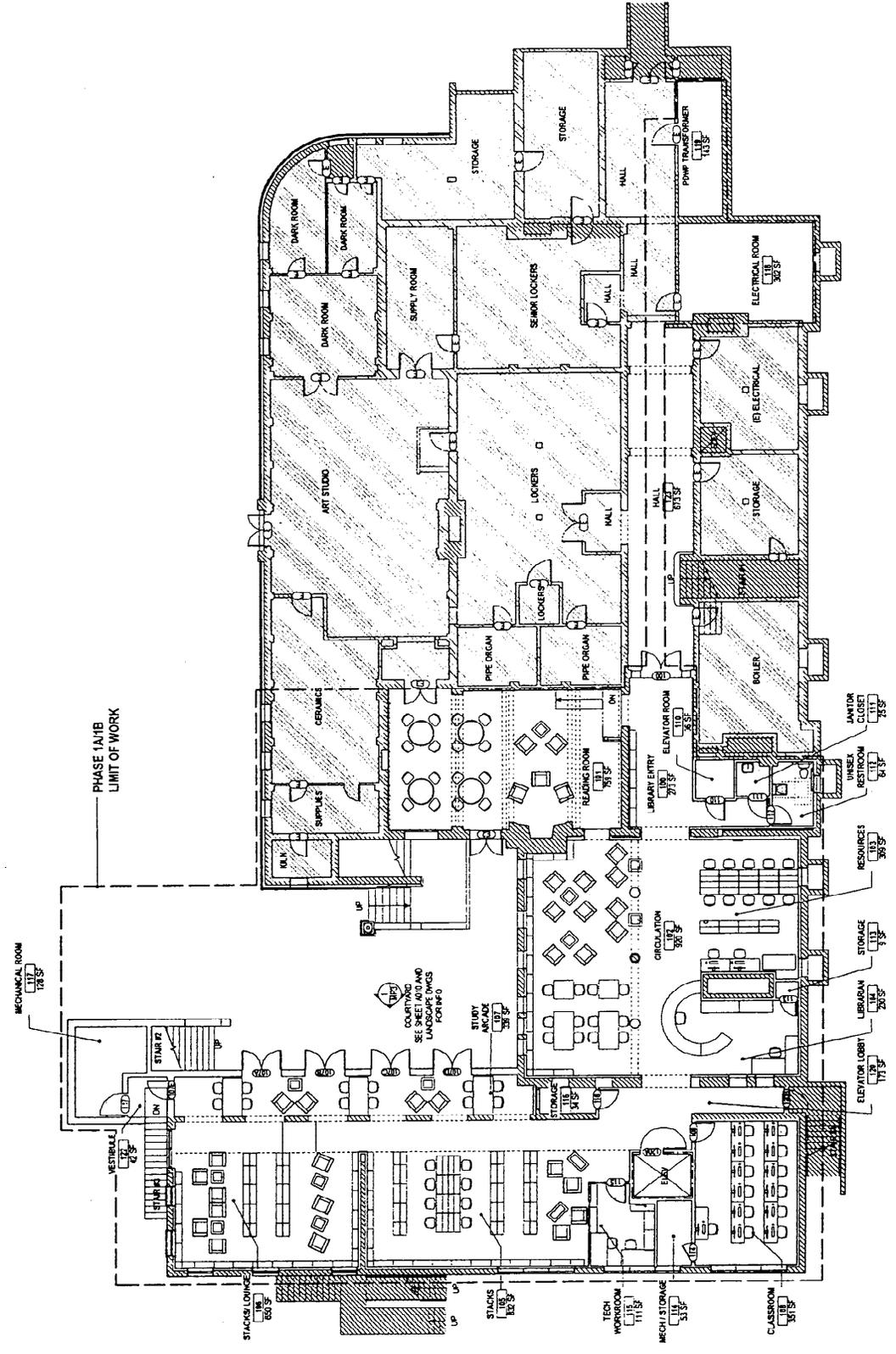
NORTH ELEVATION AT COURTYARD



SOUTH ELEVATION



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MAYFIELD SENIOR SCHOOL

50 BELLEFONTAINE STREET
 PASADENA, CA 91105

Miller Planning Architects

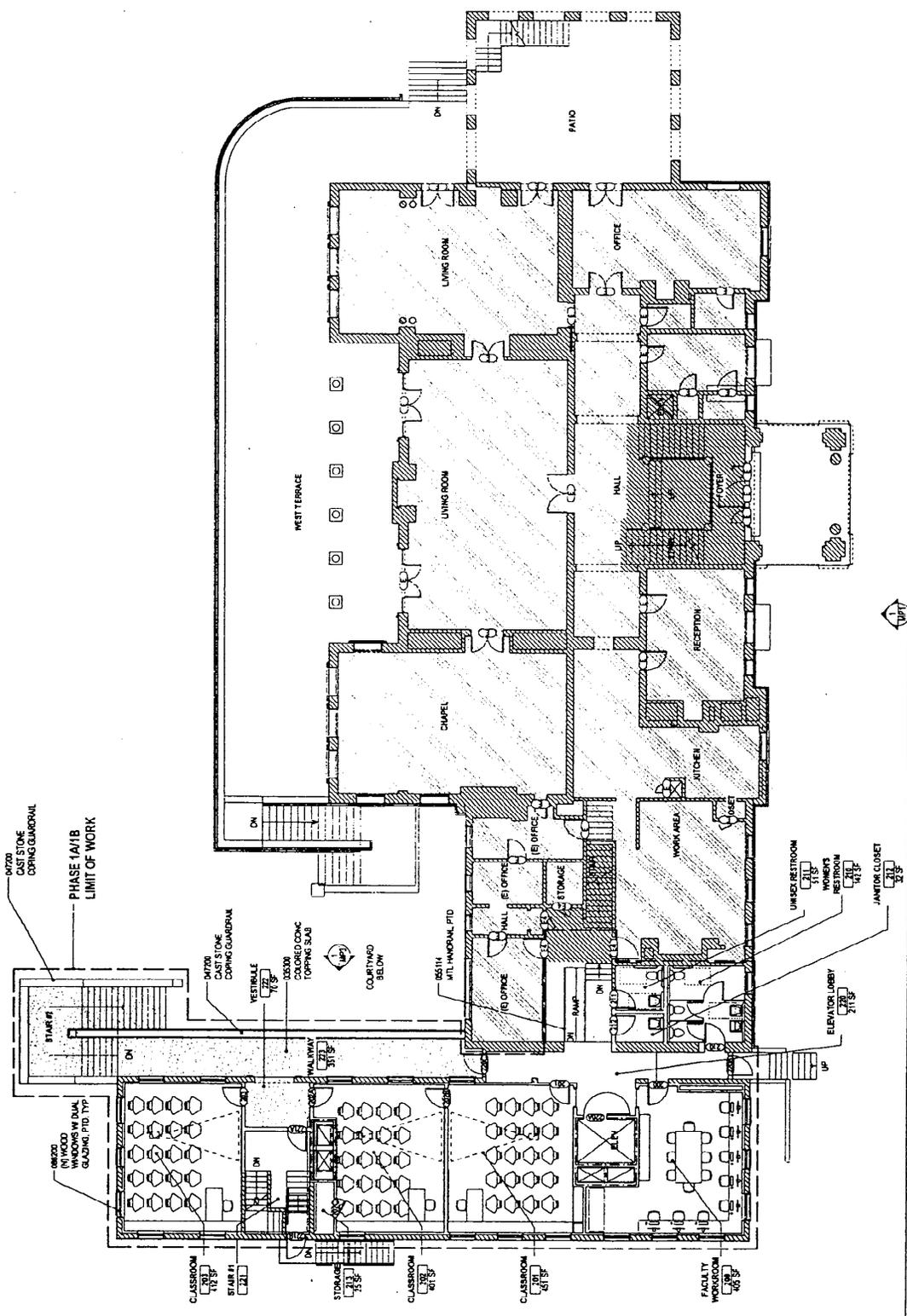
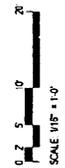
MAYFIELD SENIOR SCHOOL

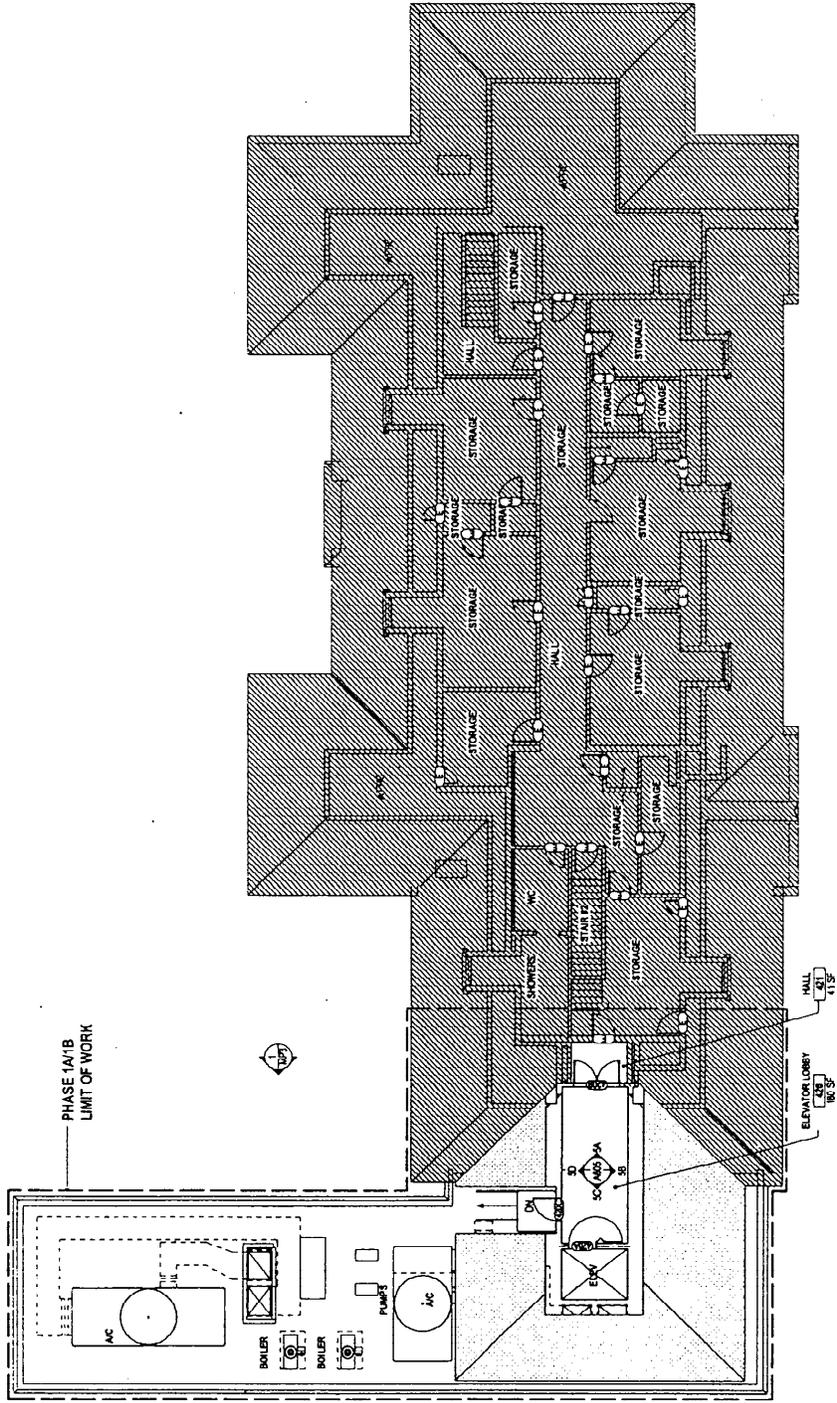
500 BELLEFONTAINE STREET
PASADENA, CA 91105



Miller-Hinshaw Architects

SECOND FLOOR PLAN



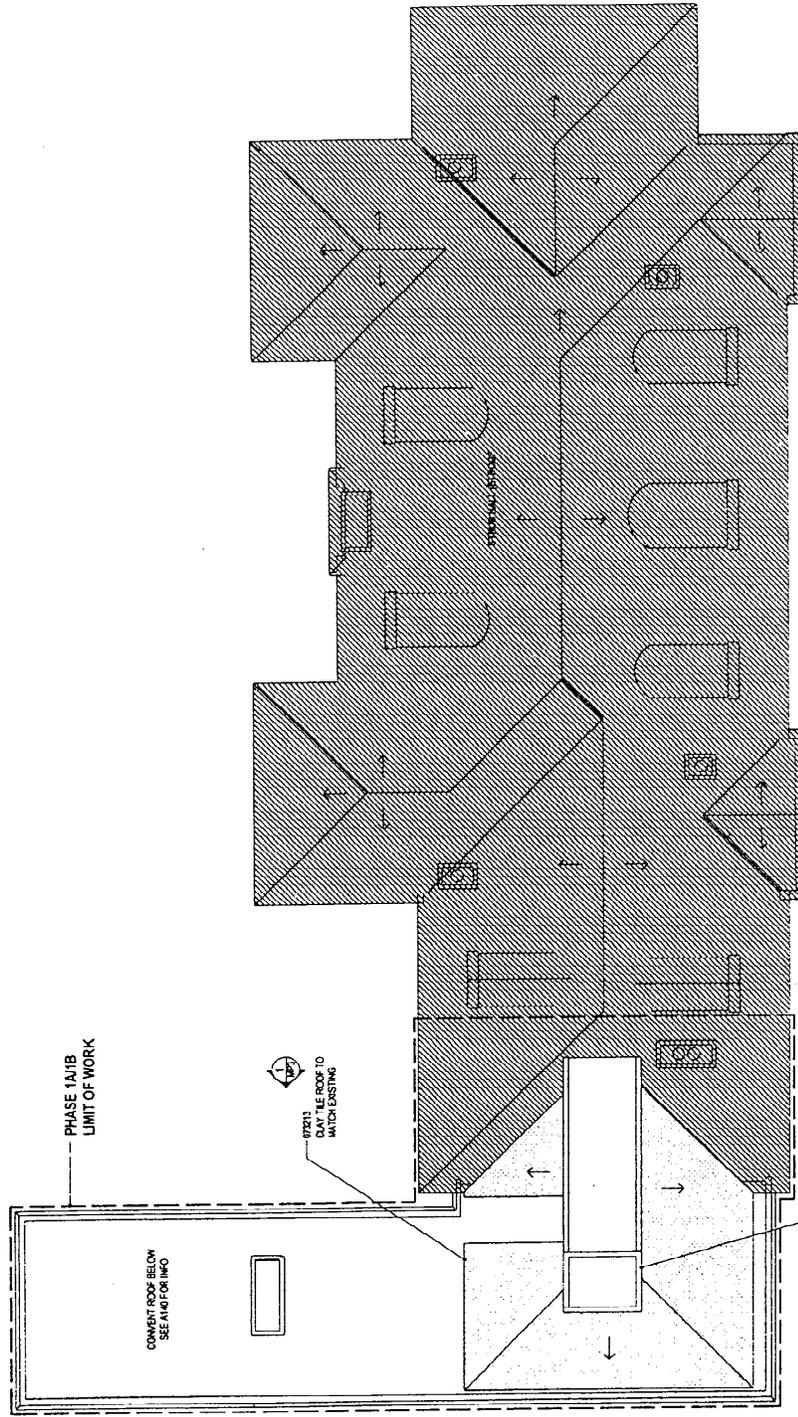


ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0 5 10 20



MAYFIELD SENIOR SCHOOL

50 BELFONTAINE STREET
 PASADENA, CA 91105



HEIGH ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0 5 10 20



MAYFIELD SENIOR SCHOOL

500 BELFONTAINE STREET
 PASADENA, CA 91106

