

**Attachment A – Project Plans (dated April 25, 2016)**

# Master Development Plan | Pre-Development Plan Review

## THE VENTURE CENTER CAMPUS

1539 East Howard Street  
Pasadena, California 91104

**REVISED: 25 APRIL 2016**



### CODE SUMMARY

MAIN CAMPUS ZONING IS: **PS ZONE** (PUBLIC AND SEMI-PUBLIC DISTRICT). THIS ZONE ALLOWS FOR CONDITIONAL USES SUCH AS COLLEGES, PRIVATE SCHOOLS AND RELIGIOUS FACILITIES.

THE CURRENT ZONING OF LAND SURROUNDING THE CAMPUS IS:

PASADENA ZONES: RM-12, RS-8  
LOS ANGELES COUNTY ZONES: R-1, R-2, C-2. SEE SHEET A1.3

### SCOPE OF WORK

UPDATE THE MASTER DEVELOPMENT PLAN (MDP) FOR WILLIAM CAREY INTERNATIONAL UNIVERSITY. THE CAMPUS SHALL BE KNOWN AS VENTURE CENTER CAMPUS GOING FORWARD. MASTER PLAN IS 10-YEAR UPDATE OF EXISTING CAMPUS MASTER PLAN. THERE IS NO EXPANSION OF THE CAMPUS BEYOND THE CURRENT BOUNDARY.

### SITE / PROJECT DATA

CAMPUS AREA	14.81 ACRES
EXISTING BUILDING AREA-MAIN CAMPUS LESS DEMO OF WARD	277,259 SF (4,372) SF
NET EXISTING BUILDING AREA	272,887 SF
PROPOSED NEW BUILDING AREA TOTAL NEW + EXISTING	49,600 SF 322,487 SF
FAR = 322,487 / 645,124 =	0.50 FAR
ASSESSOR ID MAIN CAMPUS	5850-019-004

### VICINITY MAP



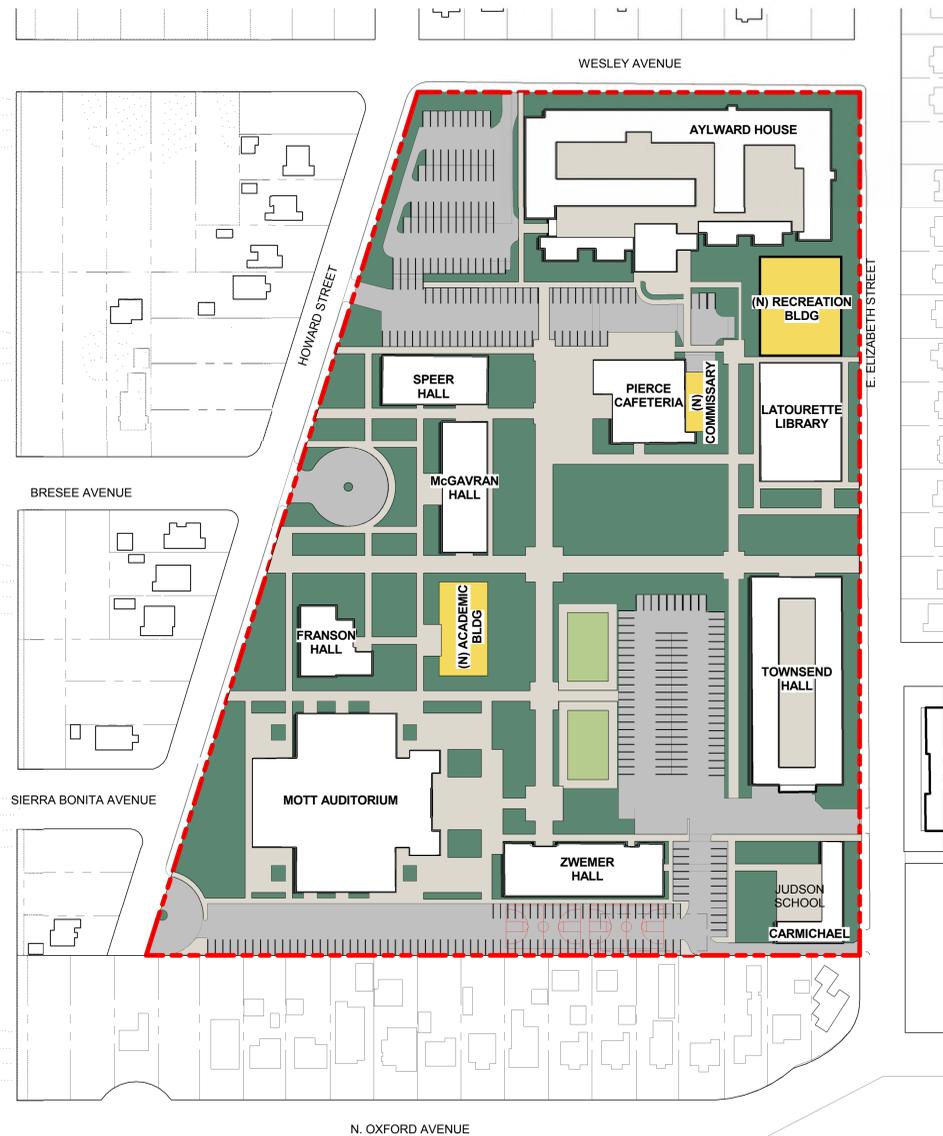
### SHEET INDEX

AG1.0	TITLE SHEET
AG1.1	MDP NARRATIVE
A1.3	EXISTING LAND USE & ZONING ANALYSIS
A2.0	PROPOSED MASTER PLAN
A2.1	PROPOSED MASTER PLAN BUILDING USES
A2.3	PROPOSED CIRCULATION PLAN - VEHICULAR

### APPENDIX

### MAP KEY

- PROPERTY LINE | EXISTING AND UPDATED M.D.P. CAMPUS AREA
- UPDATED MASTER PLAN AREA
- PROPERTY NOT OWNED
- PROPERTY OWNED NOT A PART OF PROPOSED M.D.P. CAMPUS AREA MASTER PLAN
- EXISTING STRUCTURES
- PROPOSED STRUCTURES



McGAVRAN HALL

### PROJECT TEAM

<b>CO-OWNERS</b>	<b>ARCHITECT</b>	<b>SURVEY / CIVIL ENGINEER</b>	<b>LANDSCAPE ARCHITECT</b>
WILLIAM CAREY INTERNATIONAL UNIVERSITY, AND VENTURE CENTER 1539 E. HOWARD ST. PASADENA, CA 91104 626-396-2415	ONYX ARCHITECTS 310 N. SIERRA MADRE BLVD PASADENA, CA 91107 626-405-8001 X158	DCI ENGINEERS 4420 MIRALOMA AVE, SUITE A ANAHEIM, CA 92807 714-779-3828 (O)	KORN RANDOLPH INC. 609 E. GREEN ST. PASADENA, CA 626-564-0259 (O)

1 PROPOSED MASTER PLAN  
1" = 80'-0"



Venture Center Campus  
Master Development Plan |  
Pre-Development Plan Review  
1539 East Howard Street  
Pasadena, California 91104  
P13007.CS16

TITLE SHEET

**AGI.0**

ILLUSTRATIONS

CAMPUS ORGANIZATION DIAGRAM



VENTURE CENTER MASTER DEVELOPMENT PLAN

Formerly WILLIAM CAREY INTERNATIONAL UNIVERSITY

INTRODUCTION

The current Master Development Plan (MDP) - City of Pasadena Resolution No. 8997- expires on 6 Nov 2016. It has been the guiding document for physical campus development for the last 20-years. Due to continued growth of on-campus programs William Carey International University now finds the existing MDP to be a limiting factor and proposes a new 20-year MDP with its parent organization Frontier Ventures. The expanded Venture Center Campus is herein referred to as 'the campus' or 'Venture Center'.

This joint application focuses on the next 20-years by first assessing the state of the current programs followed by anticipated program growth projections and their resulting physical impacts. The outcome will be a new 20-year MDP to guide the Venture Center Campus into the future.

BACKGROUND

Campus Founding to Present

The original Pasadena campus was founded in 1910 when a 134-acre parcel of land located a few miles from the Pasadena's city center was purchased. This new purchase allowed for the Deets Pacific College to relocate to Pasadena while also establishing the new Nazarene University, a liberal arts institution. The new site also had a large Victorian House which was used for all academic and administrative functions during the early years. The campus continued for many decades to host these institutions along with other Christian based training centers.

William Carey International University

In August 1977 the William Carey International University (WCUI) received conveyance of title of the campus and off-campus properties from the former owner, Pasadena College. WCUI continues to own most of the campus land and physical plant to this day. The main campus core is 14.8 acres in size and currently has ten buildings there on. It was, and is today, a fully functioning campus with academic classroom and training spaces, administration, K-12 school, liberal studies college, student commons spaces, and other facilities including parking lots, recreation fields, etc. In all, the institutional resources are shared between academic and mission based programs that reside on campus.

In 1979 WCUI awarded its first academic degrees under the authorization of the State of California. WCUI is a Religious Non-Profit Organization approved by the Bureau for Private Postsecondary Education to offer M.A. and Ph.D. degrees in International Development. WCUI's mission is to prepare men and women to discover and address the roots of human problems in order to bring God's blessing to the peoples of the world.

Present Campus-Based Institutions

Today, in addition to WCUI, there are several additional Institutions and programs co-located on campus. They are:

MISSIONS

1. William Carey International University - Christian based learning center for Cross Cultural Workers
2. Frontier Ventures - Formerly known as: U.S. Center for World Mission - A mission based research, education, mobilization, and training center, including:
  - a. Global Prayer Digest - Publication Service for International Prayer Outreach
  - b. PRIME - A strategic collaboration paradigm toward breakthrough among the least reached peoples
  - c. Perspectives - A study course focused on the expansion of the World Christian movement, Biblically, Historically, Culturally, and Strategically.
  - d. Perspectives Global - Expanding the Perspectives program globally.
  - e. INSIGHT - College-level Christian worldview foundation building program
  - f. William Carey Library - Depository of Christian books.
  - g. IJFM - Publication - International Journal of Frontier Missiology.
  - h. RWI - Roberta Winter Institute - Disease eradication through faith with science.
  - i. RDW Launch Lab- research and innovation supporting the cause of Frontier Mission.

Name Change

The WCUI campus has changed its name to the "Venture Center." In alignment with its parent organization Frontier Ventures (formerly known as US Center for World Mission), now serves the various institutions and programs located on the campus. Venture Center. All programs associated with the campus will be known as "program name" at the Venture Center. Examples include: William Carey International University at the Venture Center; or, Epicentre Church at the Venture Center. As a result of this overarching name change the new MDP will be known as The Venture Center Campus Master Development Plan.

In addition to the name change the Master Development Plan proposal relocates the academic programs to the heart of the campus thereby enhancing campus collaboration. All future renovation projects, along with proposed buildings will be designed to improve the overall campus experience and collaboration potential; a campus for Christian fellowship; see Illustration Diagram "CAMPUS ORGANIZATION DIAGRAM" on Sheet AG1.1.

SITE

Existing Main Campus

The main academic campus is a 14.81 acre property in the east central area of the city of Pasadena, CA, near the major intersections of Washington and Hill streets. The site is bounded on three sides by local residential streets (Howard, Wesley Avenue, and Elizabeth Streets) and share a boundary on the east with the unincorporated Los Angeles community of Altadena, CA. The WCUI campus has eleven buildings, related to the university use such as classrooms, cafeteria, library, dormitories, etc.), and six parking surface parking lots. The park-like campus has approximately 350 trees, two tennis courts, and an outside basketball court. See Sheets A0.1, A0.2, and A1.0.

ZONING and LAND USE

Existing Main Campus

Pasadena's General Plan designation for the Main Campus site is Institutional and the Zoning is designated as PS (Public and Semi-public District). These designations conditionally permit uses such as colleges, private schools and religious facilities. The neighboring properties are, single and two-family residences. See Sheet A1.3.

Additional Land Holdings

A key component to the future development of Frontier Ventures are the adjacent land holdings near the campus' edge. Although not a direct part of the Master Development Plan, these properties provide needed faculty, staff and visitor housing. It is anticipated that the use of these properties will be within the current city zoning. The additional properties are generally described as being along: 1) the west side of N. Oxford street to the extent shown; 2) both sides of Sierra Bonita Avenue to the extent shown; 3) both sides of E. Elizabeth Street with a few exceptions and as shown; 4) both sides of Wesley Avenue with a few exceptions and as shown; 5) both sides of Howard Street with exceptions as shown; and 6) property along the south side of E. Topeka Street with exceptions as shown. This land area accounts for an additional 17.49 acres. See Sheet A0.1.

City of Pasadena - Zoning

All of the main campus and most of the additional adjacent properties resides within the boundary of the City of Pasadena. The zoning is either PS, RM-12 or RS-6. See Zoning Map on Sheet A1.3.

City of Altadena, Los Angeles County - Zoning

Some Additional Properties resides within the boundary Los Angeles County, City of Altadena. This property is along the west side of Oxford Avenue next to the main campus is zoned R-1. Also the section further north along the west side of Oxford Avenue is zoned R-2. Additionally, at the north end of Sierra Bonita Avenue along the east side the zone is C-2. See Zoning Map on Sheet A1.3.

SCOPE OF MASTER PLAN

Plan Overview

Existing Uses - The proposed Master Development Plan (MDP) serves to document the following existing uses on the Venture Center Campus and chart their anticipated growth - or the growth of similar institutions - over the next 20-years:

1. College -	Current Population	20-Year Projected Population
Admin/Staff	39	43
Faculty	17	64
Students	215	800

2. Schools -	Current Population	20-Year Projected Population
Admin/Staff	24	26
Faculty	25	25
Students	250	500

3. Religious Facilities- Cururh Services (2 Services on Sunday)	Current Population	20-Year Projected Population
Admin/Staff	4	5
Congregation	800	800

PROPOSED DEVELOPMENT

Vision Statement

In keeping with traditional roots of the William Carey International University and with a focus on the future, Frontier Ventures envisions being an institution that promotes, supports and fosters growth in the areas of Christian fellowship, worship, service, education, research, learning and outreach and in doing so maintains institutional and physical flexibility that allows various likeminded organizations and individuals a place to excel in their unique missions.

Plan Overview

Campus Organization - The original focus of the campus was intended to centralize all academic and mission centered activities. Over the years certain programs were moved off campus while, in some cases, emptied spaces were not as conducive for specific programs as desired. This MDP is intending to remedy this situation and bring the academic and mission centered activities back to the core of the campus. This 20-year MDP will rejuvenate the original campus and make it the focal point of higher learning once again while promoting and improving student life and strengthen surrounding neighborhoods. The Venture Center Campus will, once again, be identifiable as a Christian center for mission based mobilization, research, training and a center for higher learning. See CAMPUS ORGANIZATION DIAGRAM on Sheet AG1.1.

Growth - The growth of the various on-campus programs are accelerating and expect to have about 800 college resident-students on-campus by the year 2036. It is anticipated other academic and training type programs to develop and grow as well as well.

As each sector of the Venture Center grows we expect that by year 2036 the daily population of the campus will reach about 1,800 for higher education, training and missions related programs. As the campus population growth increases additional supporting buildings and infrastructure will increase, also. Over the 20-year timeframe remodeling of existing structures will improve efficiencies and provide better, updated facilities. Additionally, an addition to Pierce Hall is anticipated to improve student life, and two new buildings for recreation and academics. These facilities are intended to enhance the student's higher education experience.

Housing - The vast majority of persons who participate in Venture Center programs (students, faculty, staff, collaborators & research visitors, etc.) will be housed on site or in adjacent properties. Accommodating this population on-site will reduce the number of parking spaces which will be managed further by an institutional parking policy.

Parking - At the present time there are 319 parking spaces on campus. The plan is to reshape most of the on-campus parking in favor of new academic facilities and outdoor green space. In 20-years there will remain 329 on-campus parking stalls.

Campus Live - New Academic and Support facilities will be constructed on campus to create pleasant and well proportioned outdoor spaces or rooms. Small garden areas with pleasant landscape will host the quieter and more contemplative areas. A selected outdoor area will be shaped to accommodate large groups for special occasions. New drought resistant plantings will compliment the large oaks and other specimen trees.

Development Goals

- Goal 1 - Make better use of existing space**
- Strategy A - Develop space planning & management systems and policies
  - Strategy B - Relocate programs to logical locations
  - Strategy C - Improve the use of existing physical plant by renovation of spaces to accommodate programs
  - Strategy D - Accommodate future anticipated growth using existing infrastructure.
  - Strategy E - Provide new student oriented facilities to improve the Campus Life Experience.
- Goal 2 - Accommodate future parking**
- Strategy A - Reduce parking requirements by establishing a policy to manage on-campus parking demand; eg:
    - With exception, No students will be allowed to have a car on campus.
    - Alternative and shared travel systems agreements, Ride-share, etc.
    - Shared parking strategies with nearby institutions and provide a shuttle system
- Goal 3 - Improve the overall campus appearance**
- Strategy A - Research and document key physical attributes; eg:
    - Historical, architectural, landscape and campus' materiality.
  - Strategy B - Develop appropriate design guidelines to steer future development
  - Strategy C - Improve landscaping, hardscape and campus features.

APPLICATION FORM

PASADENA PERMIT CENTER  
www.cityofpasadena.net/permits

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: \_\_\_\_\_  
Project Name: MASTER DEVELOPMENT PLAN | PRE-DEVELOPMENT PLAN REVIEW

Project Description: (Please describe deviations, alterations and any new construction.)  
REVISE AND UPDATE THE EXISTING WILLIAM CAREY INTERNATIONAL UNIVERSITY  
TO A NEW 20-YEAR MASTER PLAN TITLED - MDP FOR VENTURE CENTER CAMPUS

Zoning Designation: PS (PUBLIC, SEMI-PUBLIC) General Plan Designation: INSTITUTIONAL

Valuation (Cost of Project): TBD

APPLICANT / OWNER INFORMATION

APPLICANT NAME: ONYX ARCHITECTS, INC. Telephone: [ ] 626.405.8001  
Address: 316 N. SIERRA MADRE BLVD. Fax: [ ] 626.405.8150  
City: PASADENA State: CA Zip: 91107 Email: \_\_\_\_\_  
CONTACT PERSON: DALE BROWN Telephone: [ ] 626.405.8001  
Address: 316 N. SIERRA MADRE BLVD. Fax: [ ] 626.405.8150  
City: PASADENA State: CA Zip: 91107 Email: dbrown@onyxarchitects.com

PROPERTY OWNER NAME: WILLIAM CAREY INTERNATIONAL UNIVERSITY - VENTURE CENTER Telephone: [ ] 626.398.2415  
Address: 1539 EAST HOWARD ST. Fax: [ ] \_\_\_\_\_  
City: PASADENA State: CA Zip: 91104 Email: \_\_\_\_\_

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	<input type="checkbox"/> OTHER: _____

Note: Space for signature is on reverse side

MAP - Master Application REVISED.doc1/20/11

PLANNING DIVISION MASTER APPLICATION FORM

INDEMNIFICATION  
Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with respect to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted, and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding, if the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:  
I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: \_\_\_\_\_ Date: \_\_\_\_\_

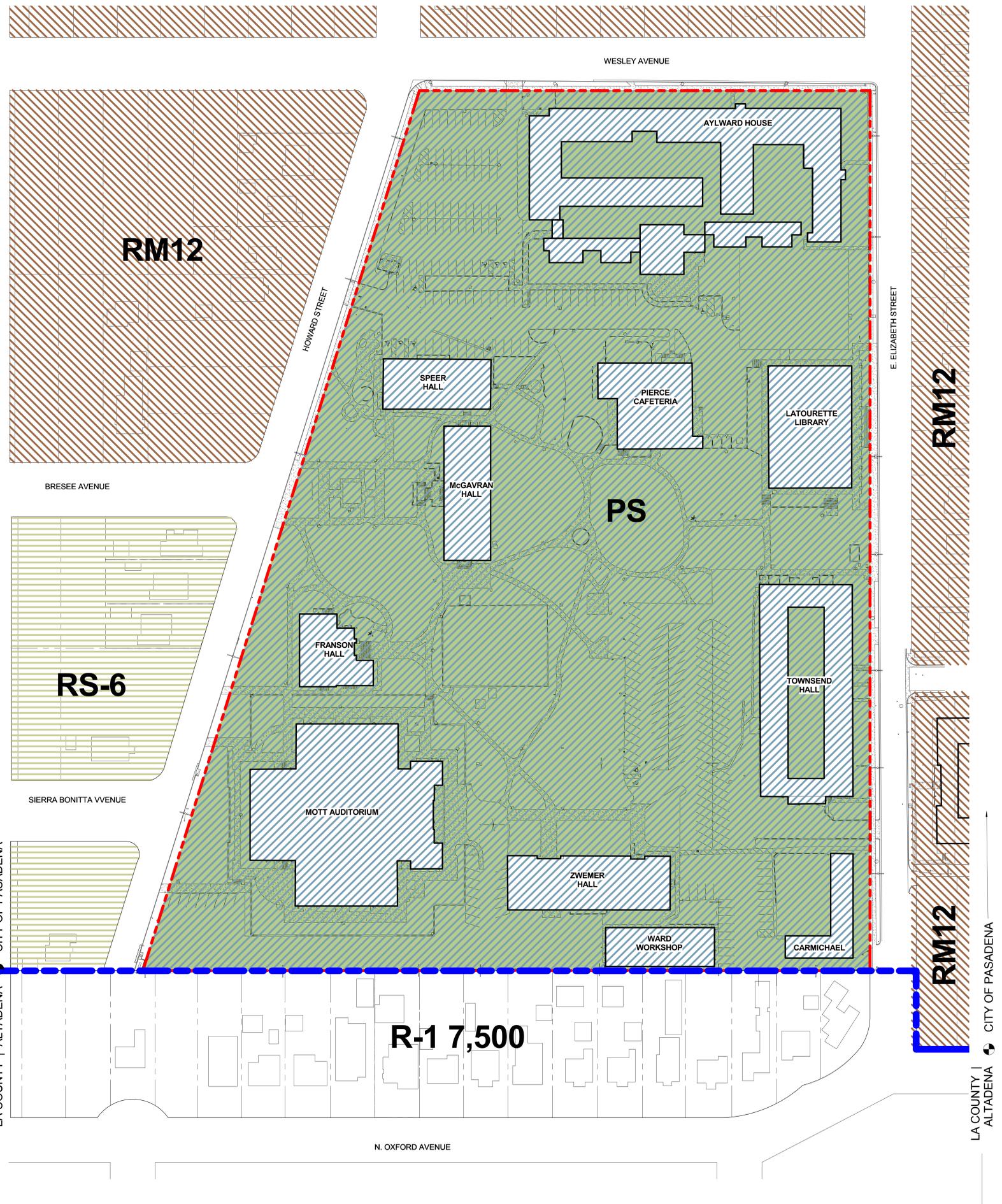
<b>For Office Use Only</b>	REVIEW AUTHORITY:	CEQA REVIEW:	Design & Historic Preservation:
PLAN # _____	<input type="checkbox"/> STAFF	<input type="checkbox"/> EXEMPTION	<input type="checkbox"/> REVIEW
CLASS # _____	<input type="checkbox"/> HEARING OFFICER	<input type="checkbox"/> INITIAL STUDY	<input type="checkbox"/> CATEGORY 1 (DESIGNATED)
PRJ # _____	<input type="checkbox"/> PLANNING COMMISSION/RA	<input type="checkbox"/> EIR	<input type="checkbox"/> CATEGORY 2 (ELIGIBLE)
DATE ACCEPTED: _____	<input type="checkbox"/> DESIGN COMMISSION	CEQA REVIEW STATUS:	LANDMARK/HISTORIC DISTRICT NAME:
DATE SUBMITTAL RECEIVED: _____	<input type="checkbox"/> HISTORIC PRESERVATION COMMISSION	<input type="checkbox"/> PENDING	_____
RECEIVED BY (INITIALS): _____	<input type="checkbox"/> CITY COUNCIL	<input type="checkbox"/> COMPLETED	TYPE OF DESIGN REVIEW:
FEES:			<input type="checkbox"/> CONCEPT
BASE FEE: \$ _____			<input type="checkbox"/> FINAL
PL RECORDS FEE: \$ _____			<input type="checkbox"/> CONSOLIDATED
TOTAL: \$ _____			<input type="checkbox"/> PRELIMINARY CONSULTATION
HISTORIC ARCH RESEARCH REQUIRED? YES NO	TRAVELER PROTECTION		
PUBLIC ART REVIEW REQUIRED? YES NO	<input type="checkbox"/> REQUIRED		
TRANSPORTATION REVIEW REQUIRED? YES NO	<input type="checkbox"/> NOT REQUIRED		
RESIDENTIAL HOUSING REQUIRED? YES NO			



Venture Center Campus Master Development Plan | Pre-Development Plan Review  
1539 East Howard Street  
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P13007.CS16

MDP NARRATIVE





**EXISTING LAND USE + ZONING**

- PROPERTY LINE | PROPOSED M.D.P. CAMPUS AREA
- EXISTING MASTER PLAN AREA
- PROPERTY NOT OWNED
- PROPERTY OWNED AND NOT A PART OF PROPOSED M.D.P. CAMPUS AREA MASTER PLAN
- EXISTING STRUCTURES

**ZONING DESIGNATION (PASADENA)**

- PS (Public / Semi-Public Private Institution)
- RM-12 (Multi-Family Two Units/Lot)
- RS-6 (Single Family, One Unit/Lot)

**ZONING DESIGNATION (Los Angeles County - Altadena)**

- R-1 7500 (Single Family, One Unit/Lot)
  - R-2 (Multi-Family, Two Units/Lot)
  - C-2 (Neighborhood Business)
- City of Pasadena BOUNDARIES  
LA County | Altadena



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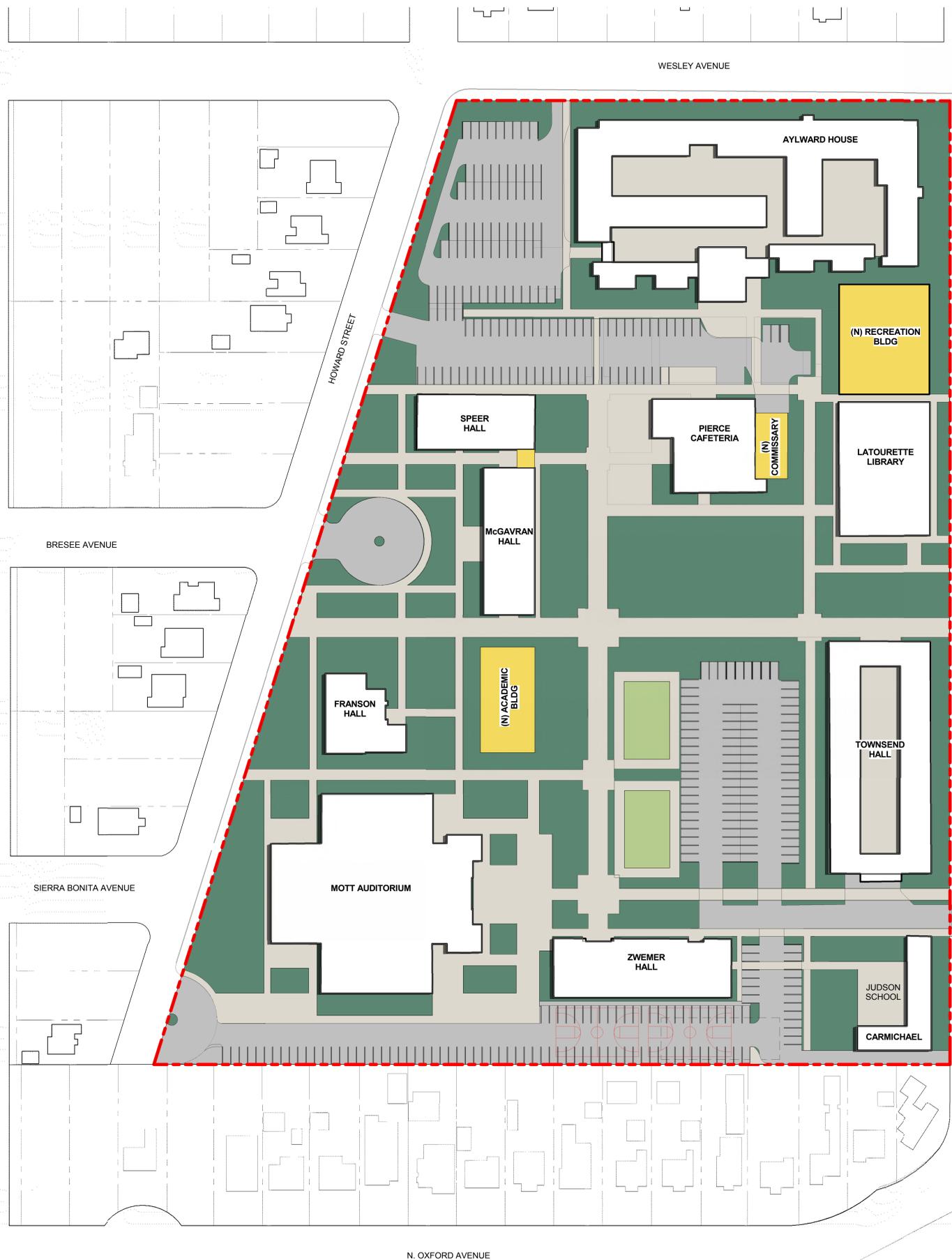
**EXISTING LAND USE + ZONING ANALYSIS**

10' 125' 150' 1100' 1200'

ORIGINAL PRINT SIZE - 30" X 42"

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**A1.3**



**MAPKEY**

-  PROPERTY LINE | UPDATE M.D.P. CAMPUS AREA
-  UPDATED MASTER PLAN AREA
-  PROPERTY NOT OWNED
-  PROPERTY OWNED NOT A PART OF PROPOSED M.D.P. CAMPUS AREA MASTER PLAN
-  EXISTING STRUCTURES
-  PROPOSED STRUCTURES
-  PROPOSED SPORTS COURT OVERLAY



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**PROPOSED MASTER PLAN**

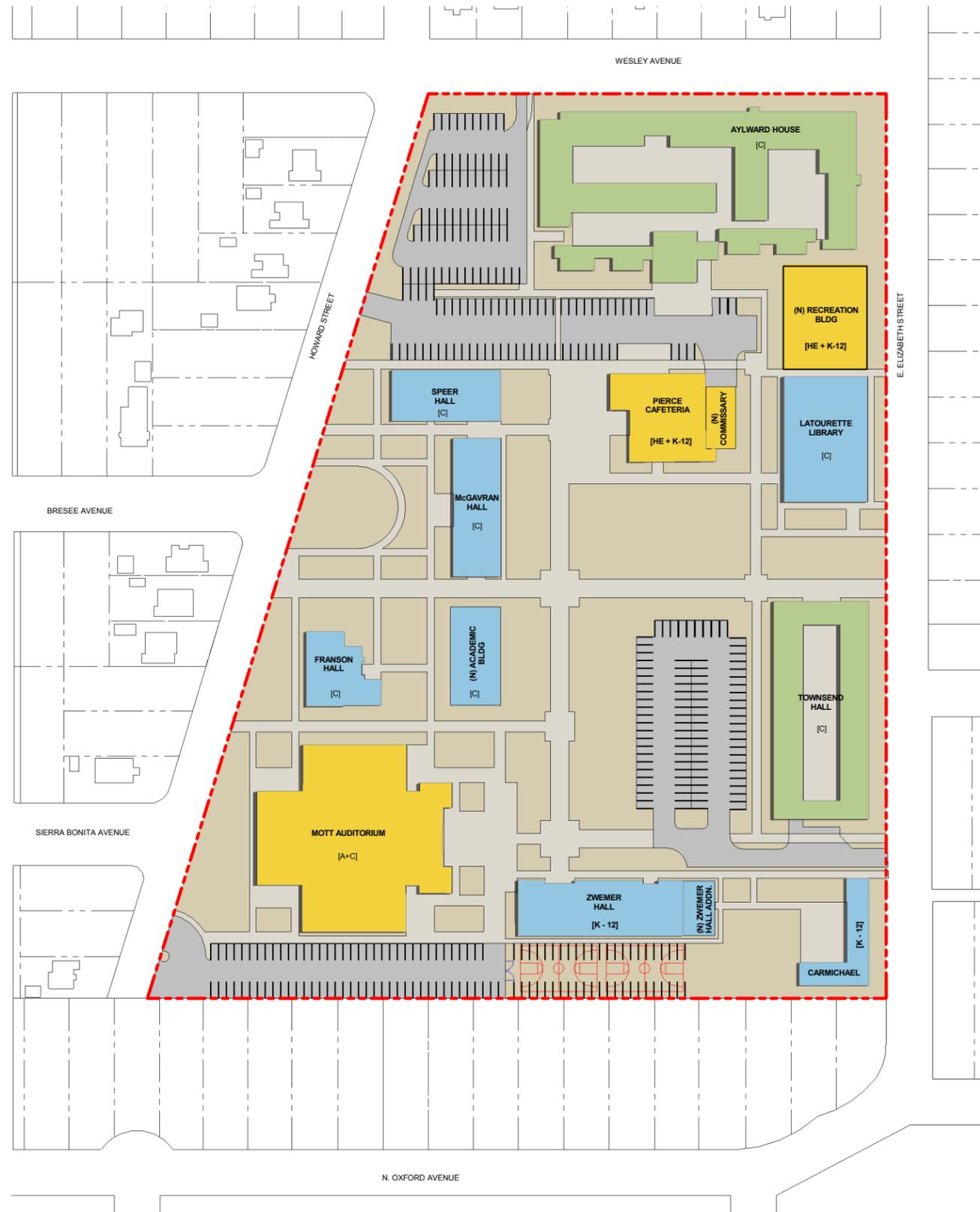
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PROPOSED MASTER PLAN

**A2.0**



**PROPOSED PROGRAM USE - LEGEND**

--- PROPERTY LINE | PROPOSED M.D.P. CAMPUS AREA

■ PROPOSED M.D.P. CAMPUS AREA

□ PROPERTY NOT OWNED

□ PROPERTY OWNED NOT A PART OF PROPOSED M.D.P. CAMPUS AREA MASTER PLAN

**PROPOSED STRUCTURES BY BUILDING USE**

- COMMON
- HOUSING
- ACADEMIC
- ANCILLARY (FACILITIES + MAINTENANCE)

**PROPOSED USES**

- [HE / K-12] HIGHER EDUCATION AND K-12 - SHARED USE
- [K-12] DEDICATED K-12 SCHOOL
- [A + C] ASSEMBLY AND CHURCH - SHARED USE
- [C] DEDICATED COLLEGE USE



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**PROPOSED MASTER PLAN - BUILDING USE SUMMARY**

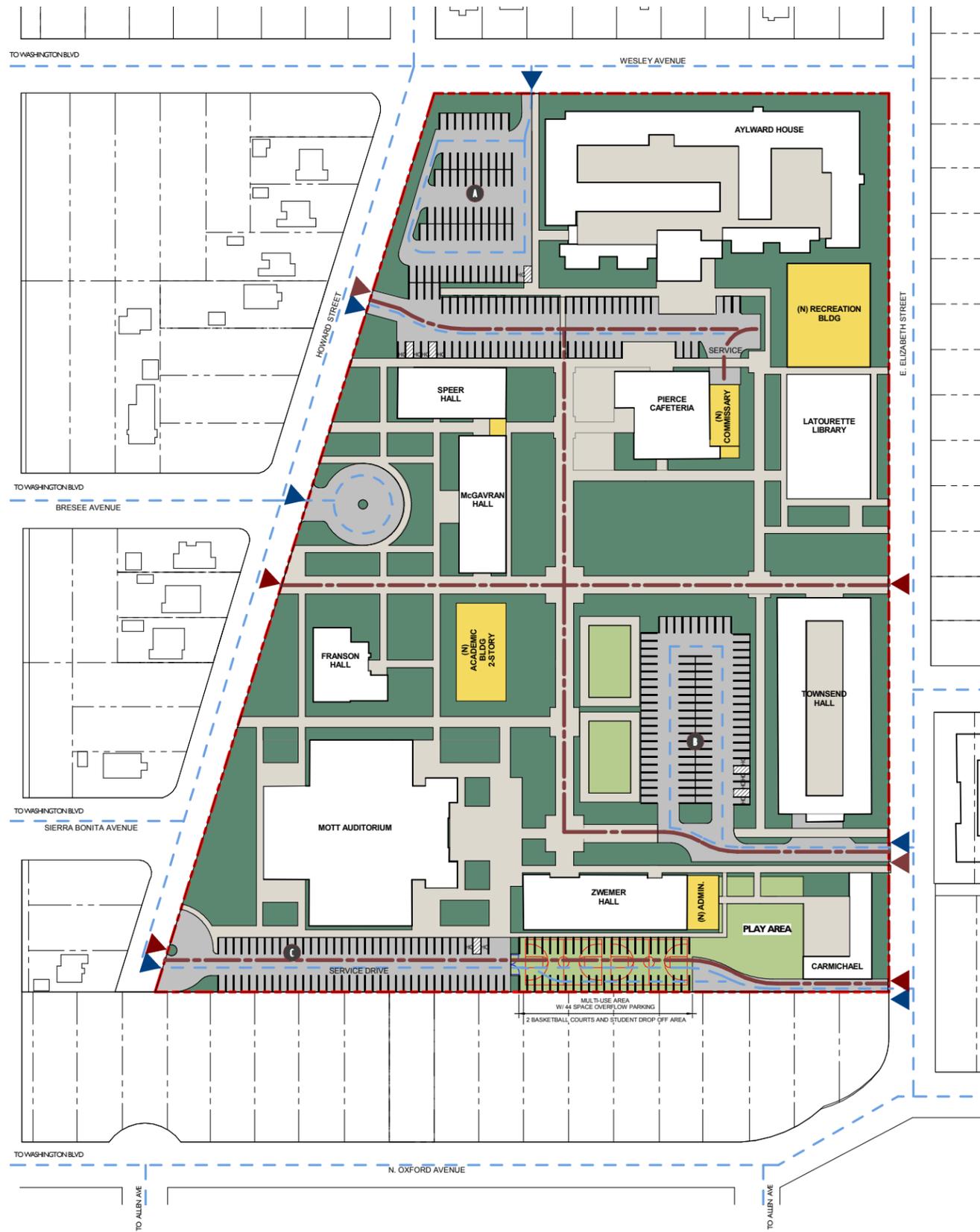
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PROPOSED MASTER PLAN  
 BUILDING USES

**A2.1**



**PROPOSED CIRCULATION - VEHICULAR**

- - - PROPERTY LINE | PROPOSED M.D.P. CAMPUS AREA
- MASTER PLAN AREA
- PROPERTY NOT OWNED
- PROPERTY OWNED NOT A PART OF PROPOSED M.D.P. CAMPUS AREA MASTER PLAN
- EXISTING STRUCTURES
  
- PROPOSED STRUCTURES
- ▶ ACCESS / CURB CUT ingress - egress
- PARKING AREAS
- - - VEHICULAR CIRCULATION
- ▶ EMERGENCY ACCESS / CURB CUT ingress - egress
- - - EMERGENCY VEHICLE CIRCULATION

**VEHICULAR ACCESS (PROVIDED PARKING)**

PARKING COUNT:

LOT A	128 + 5 HC/Accessible	=	133
LOT B	87 + 4 HC/Accessible	=	91
LOT C	70 + 2 HC/Accessible	=	72
HOUSE PARKING	36 + 0 HC/Accessible	=	36
<b>TOTAL</b>	<b>321 + 11 HC/Accessible</b>	=	<b>332</b>
NOTE: ADDITIONAL OVERFLOW PARKING = 44			

**PARKING REQUIREMENTS**

	Max Population	Pasadena Zoning Code: [17.46.40, Table 4-6]	Weekday [M-F]	Estimated weekend population %	Weekend [S-S]
<b>College</b>					
Admin/Faculty/Staff	107	1 per 3 nonresident Students; plus 1 per 3 employees and members of the faculty. 1 covered space for each 3 habitable rooms provided.	36	30%	11
College Students	462		77	100%	77
Resident	231				
No. of Habital Rm	338		113	10%	11
Non-Resident	338				
<b>School - Elementary</b>					
Admin/Faculty/Staff	46	1.5 spaces per classroom; plus 1 space for every 2 employees and members of the faculty	23	10%	2
k-8 Students	350		27	10%	3
No. of Class Rm	18				
<b>School - High School</b>					
Admin/Faculty/Staff	20	1 space per every 5 students; plus 1 space for every 2 employees and members of the faculty	10	10%	1
k-12 Students	150		30	10%	3
<b>Church Services - Weekends</b>					
Church Services	8,287 SF	20 per 1,000 SF of Seating Area for non-fixed seating			166
<b>Total Required Campus Parking</b>			<b>315</b>		<b>274</b>



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**PROPOSED CIRCULATION PLAN - VEHICULAR**

1/25 1/50 1/100 1/200

ORIGINAL PRINT SIZE - 30" X 42"

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PROPOSED CIRCULATION  
 PLAN - VEHICULAR

**A2.3**