

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING A 15-YEAR MASTER PLAN, MCUP-REDUCED PARKING, MCUP-TANDEM PARKING, AND PRIVATE TREE REMOVAL FOR ARTCENTER COLLEGE OF DESIGN SOUTH CAMPUS (870, 888, 950, AND 988 S. RAYMOND AVENUE AND 1111 S. ARROYO PARKWAY) AND HILLSIDE CAMPUS (1700 LIDA STREET)

WHEREAS, ArtCenter College of Design has submitted an application for a 15-year Master Plan that consists of new construction, future additions and improvements to its existing facilities located at its South Campus (870, 888, 950, and 988 S. Raymond Avenue and 1111 S. Arroyo Parkway) and Hillside Campus (1700 Lida Street); and

WHEREAS, the subject property has a Public, Semi-Public (PS) zoning designation and a General Plan designation of Institutional; and

WHEREAS, on November 10, 2015, the Design Commission conducted an advisory review of the proposed Master Plan for the ArtCenter College of Design and expressed a general support of the project with the recommendation that the applicant consider how the new construction at the South Campus would come into contact with the street and how student activities on the campus would interact with adjacent streets and potential noise from the Metro Gold Line; and

WHEREAS, at its duly noticed public meeting on May 9, 2018, the Planning Commission fully reviewed and discussed the proposed Master Plan, and recommended the City Council: 1) Certify the Final Environmental Impact Report (SCH# 2016091009) (Attachment C) and adopt the Mitigation Monitoring

and Reporting Program for the proposed ArtCenter College of Design Master Plan project; 2) Adopt the findings in Attachment A and approve the Master Plan, Minor Conditional Use Permit for Reduced Parking, Minor Conditional Use Permit for Tandem Parking, and Private Tree Removals, with conditions of approval; 3) Adopt the findings in Attachment A for a Zoning Map Amendment to change the zoning designation of the properties located at 870 and 888 S. Raymond Ave. from Industrial General, South Fair Oaks Specific Plan, Height Limit 56 feet (IG-SP-2-HL-56) and 1111 South Arroyo Parkway from Central District Specific Plan, Arroyo Corridor/Fair Oaks (CD-6) to Public and Semi-Public (PS), respectively; 4) Approve the findings in Attachment A to amend Section 17.48.060 (Signs – Master Sign Plan) Zoning Code to allow Outdoor Electronic Signs; 5) Adopt a Resolution allowing construction activities above and below the Metro Gold Line to occur outside the hours specified in Section 9.36.070.B. (Construction Projects – Noise Ordinance) of the Pasadena Municipal Code; 6) Adopt the findings in Attachment A to approve a Development Agreement for the project; and 7) Direct the City Attorney to prepare an ordinance within 60 days amending the official Zoning Map of the City of Pasadena established by Section 17.20.020 of Title 17 of the Pasadena Municipal Code (Zoning Code) to implement the zone change; and

WHEREAS, at its duly noticed public meeting on July 16, 2018, the City Council fully reviewed and discussed the proposal; and

WHEREAS, as conditioned, the Master Plan is consistent with the General Plan Land Use designation and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of City of Pasadena, as required by the Zoning Code, hereby finds and determines that:

Master Plan Findings

1. *The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

ArtCenter College of Design has been established in its Hillside Campus location since 1976 and at the South Campus since 2004. Both campuses are zoned PS (Public, Semi-Public) which permits Colleges and Dormitories as conditionally-permitted uses. For projects in the PS zoning district, the development standards, such as floor area, height, and setback requirements are specified under a Conditional Use Permit or Master Plan. Further, a Master Plan outlines the permitted type and locations of uses, the amount of new development, the amount and location of parking, the maximum height and minimum setbacks for new structures, and other details and features of a project for a specific period of time.

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

The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by

classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. The purpose of the PS zoning district is for large public or semi-public land uses that may not be appropriate in other zoning districts. The PS zone is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. The size of the Hillside Campus is approximately 155 acres, while the South Campus totals almost seven acres. The proposed Master Plan would allow ArtCenter to remain and reinvest in the Hillside Campus location, while investing and expanding in the South Campus location, which is consistent with the purpose and intent of the PS zoning district.

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

One of the eight Guiding Principles of the Land Use Element of General Plan places importance on education and opportunities for growth for existing institutions:

Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to attract new cultural, scientific, corporate, entertainment and educational institutions.

ArtCenter has been in Pasadena for 42 years, and in that time has established itself as a positive asset to Pasadena, and both the city and ArtCenter have mutually benefitted from its Pasadena location. ArtCenter's commitment to the Pasadena

community is shown in its investment in expanding its South Campus and in re-investing in the Hillside Campus.

Both the South and Hillside Campuses are designated as Institutional on the Land Use Diagram of the General Plan's Land Use Element. The Institutional land use category applies to uses that can be, "[c]haracterized by facilities owned and operated by the City or by other public and/or private institutions such as corporate yards, schools, libraries, and hospitals." ArtCenter currently complies with this land use category and will continue to do so.

The Land Use Element of the Pasadena General Plan includes a number of Goals and Policies that support the continued operation of ArtCenter:

GOAL 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.

2.9 Institutional Uses. Accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena's residents.

ArtCenter not only provides education opportunities for Pasadena residents, but it also participates in and sponsors art and creative events open to the general public.

GOAL 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and neighborhood villages and cohesive,

unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop and recreate.

4.7 Strengthen Major Corridors. Encourage the economic improvement of underused parcels along Pasadena's corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.

ArtCenter investment in the South Campus will have a strong positive impact on not only S. Arroyo Parkway, but also E. Glenarm Street and S. Raymond Avenue. The location of the ArtCenter South Campus at the intersections of these three prominent streets will not only activate these intersections, it will also create a district where students and the community can interact.

GOAL 17. Educational System. A strong and diverse educational system that is responsive to the life-long needs of the community and related to maintaining a high quality of life and a strong economy.

17.4 Long-Range Planning for Private Schools. Require private schools to collaborate with the City on site selection, site design, traffic control, circulation and site acquisition to ensure compatibility with the neighborhoods or districts in which they are located.

The Master Plan process has included input from ArtCenter, the City, and the community to achieve a responsible long-range vision for ArtCenter's continued presence in Pasadena.

Central District Specific Plan:

Although the Hillside Campus is not within a Specific Plan, the eastern portion of the South Campus, on the west side of S. Arroyo Parkway, is within the Central District Specific Plan.

Section 3 of the Central District Specific Plan includes planning objectives related to new development in the Specific Plan area. Recognizing that the Central District lies at the heart of the City, the planning objectives in Section 3 encourage focused growth in the Central District that follows urban land patterns (e.g., transit-oriented, pedestrian-oriented, and mixed-use). Objectives are included to promote quality of life, including objectives related to safe and attractive communities, suitable housing, an effective range of accessible services, and access to public transit. With its proximity to transit, and a network of pedestrian-friendly spaces and linkages, the proposed improvements within the South Campus will be consistent with the type of development envisioned for the Central District.

South Fair Oaks Specific Plan:

The western portion of the South Campus, on the east side of S. Raymond Avenue, is within the South Fair Oaks Specific Plan.

The South Fair Oaks Specific Plan area was established in 1998 to promote new development near light rail transportation in the area. Since that time, the Fillmore Station has been completed as part of the Metro Gold Line, which started its operation in July 2003. Per the updated General Plan Land Use Element, the City's vision for the

South Fair Oaks Specific Plan area has shifted since 1998, from promoting biomedical and technology-based uses to institutional with the planned expansion of the Huntington Memorial Hospital and ArtCenter, and related housing opportunities.

The primary objectives of the South Fair Oaks Specific Plan that are applicable to the proposed improvements within the South Campus relate to the integration of land use and transportation programs near a light rail station to address traffic in the Specific Plan area. The Project would be consistent with these objectives as the proposed improvements under the Master Plan would focus density in an area immediately adjacent to the Fillmore Station. With the provision of student housing within the South Campus to enable ArtCenter students to live on-campus, the Project would increase non-auto travel and encourage walking, bicycling, and the use of public transit to address traffic in the South Fair Oaks community.

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

The proposed Master Plan and the development proposed as part of the Master Plan has been analyzed for potential environmental impacts in compliance with the California Environmental Quality Act (CEQA). All potentially significant impacts were identified and mitigation measures have been included in the Environmental Impact Report to ensure that all such impacts will be reduced to a less than significant level. Further, conditions of approval have been included to address operational aspects of

the Master Plan to ensure the proposed Master Plan would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

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

ArtCenter has been in operation at the Hillside Campus for 42 years and at the South Campus for 14 years. In those years ArtCenter has demonstrated that an educational use can be a compatible use at both locations. However, acknowledging that the sensitive nature of single-family neighborhoods, the proposed Master Plan is focusing growth and development at the South Campus while proposing more modest work at the Hillside Campus, including renovations, reconstruction, and additions to existing buildings. As described and conditioned, the proposed use will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

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

The South Campus is the focus of the proposed intensification of development in the Master Plan. The major components of this intensification include new buildings for student housing and academic use, all of which will be subject to the City's Design Review process, including public hearings before the Design Commission, and including

not only massing and articulation, but all materials and finishes as well. The 100-foot height of these South Campus buildings is appropriate given the mix of commercial and industrial uses in the vicinity and the existence of relatively tall buildings and structures, including the 1111 S. Arroyo Parkway (96 feet) building and the elements of the Glenarm Power Plant (>120 feet).

The proposed Master Plan has allowed, and will allow, for the City and members of the public to evaluate the proposed ArtCenter throughout the duration of any construction projects, which will result in orderly and thorough review of expansion plans to ensure compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale and view protection.

Minor Conditional Use Permit – Reduced Parking Findings

- 1. The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The Zoning Code allows further reduction of required parking spaces through a parking demand study for development in the Transit Oriented Development (TOD) area, subject to the approval of a Minor Conditional Use Permit. The parking demand study demonstrated that the parking needs for the future improvements on the site can be met with the proposed number of parking spaces provided at Hillside and South Campuses.

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

The parking supply at the South Campus will be utilized by uses that have different peak parking demands. In addition to a traditional college, the site will be developed with retail, café, galleries, and black-box theater that are also open to public. In addition, student housing would be provided on the campus. The site is located within a TOD area and close proximity to the Metro Gold Line Fillmore Station and served by buses and ArtCenter shuttles. The parking demand study found that the combination of such complementary uses would allow the operation of the South Campus to sufficiently function with the reduced number of parking spaces. The mix of uses is such that shared parking can occur without conflict, and the project is in conformance with the intent of the parking standards of the Zoning Code.

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

The proposed reduced parking is consistent with Policy 1.3 of the City's General Plan (Transit-Oriented and Pedestrian-Oriented Development) that encourages cluster development near light rail stations and along major transportation corridors thereby creating transit-oriented development "nodes" and encouraging pedestrian access. The South Campus is within walking distance of the Metro Gold Line Fillmore Station and served by other public transportation as well as ArtCenter shuttles. The project is also consistent with Policy 2.5 (Mixed Use), which encourages the creation of opportunities

for development projects that mix housing with other uses to enable the residents to live close to businesses and employment, increasing non-auto travel, and social interaction. Lastly, reducing the number of off-street parking spaces is one way to promote non-vehicular modes of transportation.

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

The parking demand study demonstrated that the parking needs for the future improvements on the site can be met with the proposed number of parking spaces provided at Hillside and South Campuses. The operation of the uses will be conducted in accordance with the City's laws and ordinances.

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

The parking demand study determined that the projected peak parking demand for all the uses on the site will be met by the proposed on-site parking supply, thereby eliminating impacts to off-street parking. Any further changes to the parking demand will require review and approval.

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

The parking demand study determined that the projected peak demand for parking will be met by the proposed on-site parking supply; thereby eliminating impacts to off-street parking. Most of the parking on the site will be provided within the subterranean parking structure and out of site from the street. The project will activate and enliven the South Campus area. The Hillside Campus will be modestly improved to be consistent with its existing character.

7. The spaces to be provided will be available as long as the uses requiring the spaces lawfully exist.

The parking study estimated that approximately 1,787 parking spaces would be supplied at both the Hillside and the South Campus. Any changes to the parking will be reviewed prior to subsequent construction of the project.

8. The quality and efficiency of the parking or loading utilization will exceed the level that is otherwise required.

The project has multiple points of entry with efficient means of vehicle movement and vehicle loading and operations that are compatible with the existing uses. The final design of parking and loading spaces will be reviewed as part of building plan check in order to ensure that all other requirements of the Zoning Code are met.

Minor Conditional Use Permit – Tandem Parking Findings

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The proposal is to allow 30 percent of the total number of parking spaces provided at the South Campus to be tandem spaces. As conditioned, a full-time parking attendant is required to be on site to assist in managing the tandem spaces. The vertical tandem lifts satisfy the code requirements for tandem parking under the Zoning Code.

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

The project will meet all the required development standards of the Zoning Code. The request to allow tandem spaces in conjunction with the development of the site does not constitute a deviation from the Code; therefore, the proposal complies with the special purposes of the Zoning Code.

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

The City's General Plan promotes the continuation and expansion of businesses in harmony with their surroundings. The South Campus is within walking distance of the Metro Gold Line Fillmore Station and served by other public transportation as well as ArtCenter shuttles. The project is also consistent with Policy 2.5 (Mixed Use), which encourage the creation of opportunities for projects that mix housing with other uses to

enable the residents to live close to businesses and employment, increasing non-auto travel, and interact socially. As such, the approval to provide tandem parking will allow the applicant to utilize the full potential of the site within the parameters allowed by the Zoning Code.

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

The proposed project has been designed to adhere to all building and safety codes. Compliance with all building and safety codes will be reviewed through the plan check and inspection process to ensure compliance.

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

The tandem parking will comply with the minimum parking stall dimensions to allow safe movement of vehicles. A parking attendant will be available at all times the commercial parking is in use. Also, tandem parking allows for all of the required parking to be created on-site thus reducing the need for on-street parking. Therefore, the use of tandem parking will not have a negative effect on the surrounding area.

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

The proposed tandem parking will be provided within the subterranean parking structure and out of site from the street. In addition, the project will provide a strong positive impact on the existing uses in the immediate area. The ArtCenter South Campus at this location will not only intensify these intersections, but it will also create a district where students and the community can interact. Furthermore, the final design of parking and loading spaces will be reviewed as part of building plan check in order to ensure that all other requirements of the Zoning Code are met.

Private Tree Removal Findings

Any permit or approval which will result in injury to or removal of a mature, landmark, landmark-eligible, native or specimen tree protected under this chapter shall be denied unless one of the following findings is made:

1. There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree; or
2. The present condition of the tree is such that it is not reasonably likely to survive; or
3. There is an objective feature of the tree that makes the tree not suitable for the protections of this chapter; or
4. There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted; or

5. To not permit injury to or removal of a tree would constitute a taking of the underlying real property; or
6. The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the City Council and included in the associated administrative guidelines.

The project proposes to remove one protected tree, a 24-inch-diameter Aleppo pine tree. Consistent with Finding #6, the applicant has submitted a preliminary landscaping plan to show the general location of replacement trees and new landscaping on the project site. The landscape plan would focus on the implementation of a drought-tolerant and sustainable species, which include a number of native tree species, such as Coast live oak (*Quercus agrifolia*), Valley oak (*Quercus lobata*), California sycamore (*Platanus racemosa*), and Coulter pine (*Pinus coulteri*). The preliminary landscaping plan emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the City Council and included in the associated administrative guidelines. A condition of approval is included in Attachment B, which requires the applicant to submit a final landscaping plan, demonstrating adherence to the replacement matrix adopted by the City Council.

BE IT FURTHER RESOLVED that the City Council of City of Pasadena hereby approves the ArtCenter College of Design Master Plan, which is made up of the Master Plan Drawings and Conditions of Approval, and is attached hereto and incorporated by reference as **Exhibit A**.

Adopted at the regular meeting of the City Council on 16th day of July 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

MARK JOMSKY
CITY CLERK

APPROVED AS TO FORM:



THERESA E. FUENTES
ASSISTANT CITY ATTORNEY

Exhibit A: ArtCenter College of Design Master Plan