



Planning & Community Development Department

# Mayfield Junior School Master Plan

City Council  
February 6, 2023

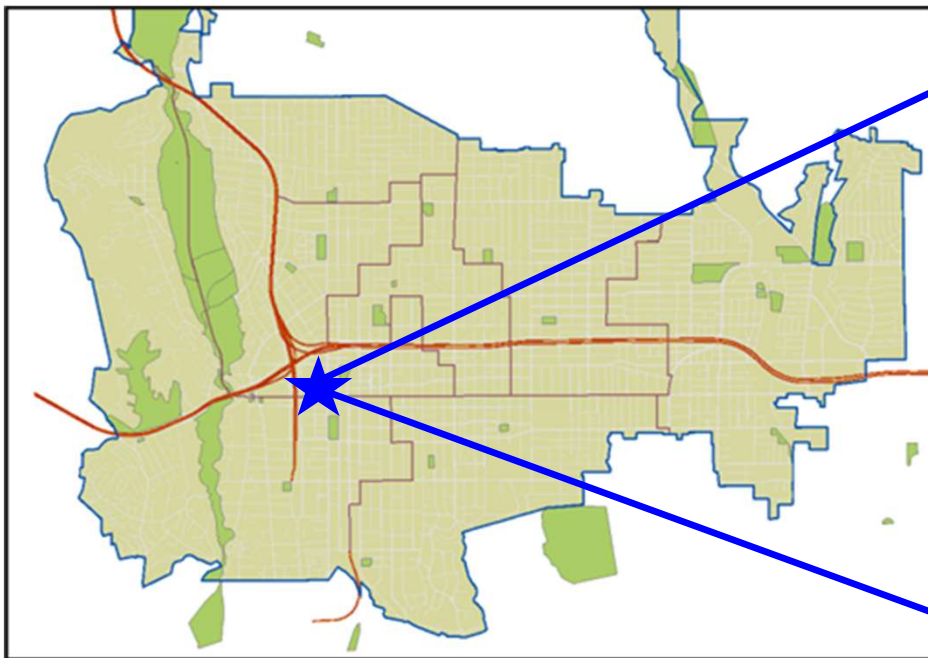




# Master Plan Application

Planning & Community Development Department

- Application for Mayfield Junior Master Plan
  - Master Plan for a 10-year, 4-phased development program

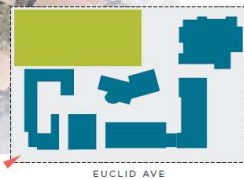




# Master Plan Summary

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- 10-year
- 4 Phases
- Net increase of 40,665 sq. ft.
- At full build-out, gross floor area of 111,862 sq. ft.
- No increase in student enrollment (remain at 540 students)
- Increase of 16 staff members (89 to 105 total)



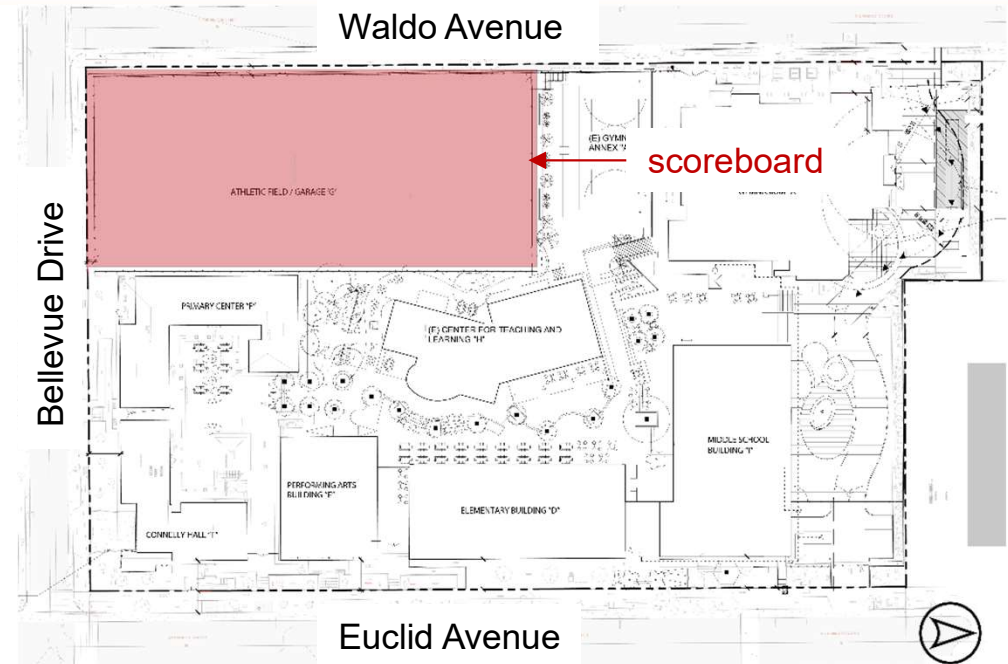


# Project Description – Phase 1

(1 year construction)

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- Demolition of existing 38,831 sq. ft. grass athletic field
- Extend the existing underground parking area by 32,436 sq. ft.
- Add 79 new parking spaces and 14 bicycle parking spaces
- Construction of new artificial turf field and fencing
- Installation of an electronic scoreboard



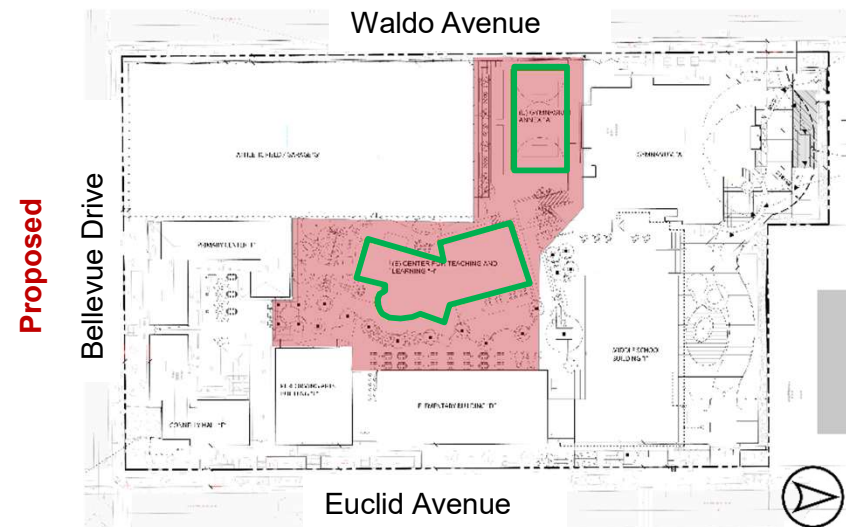
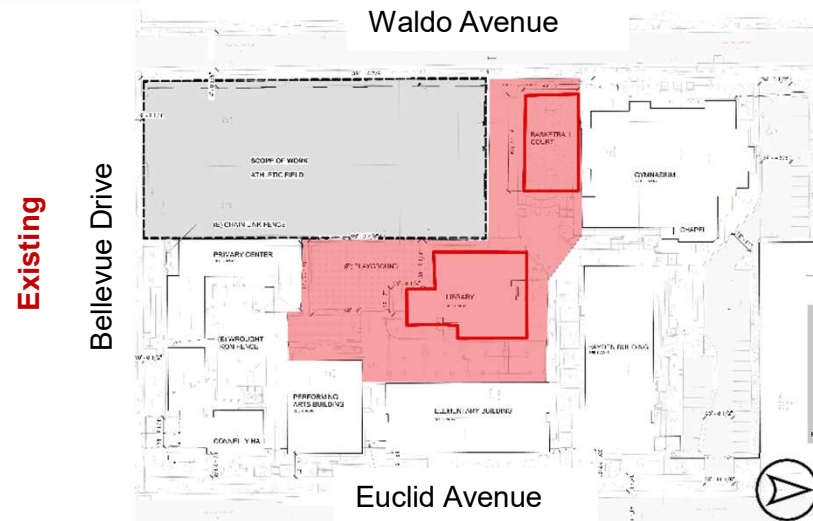


# Project Description – Phase 2

(1 year construction)

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- Demolition of existing 6,826 sq. ft. Library Building and 24,819 sq. ft. landscaping
- Construction of a new 14,955 sq. ft. Center for Teaching and Learning Building and 24,991 sq. ft. of new landscaping and playground
- A 5,430 sq. ft. underground basement addition to the existing Gymnasium
- Demolition and reconstruction of the basketball court



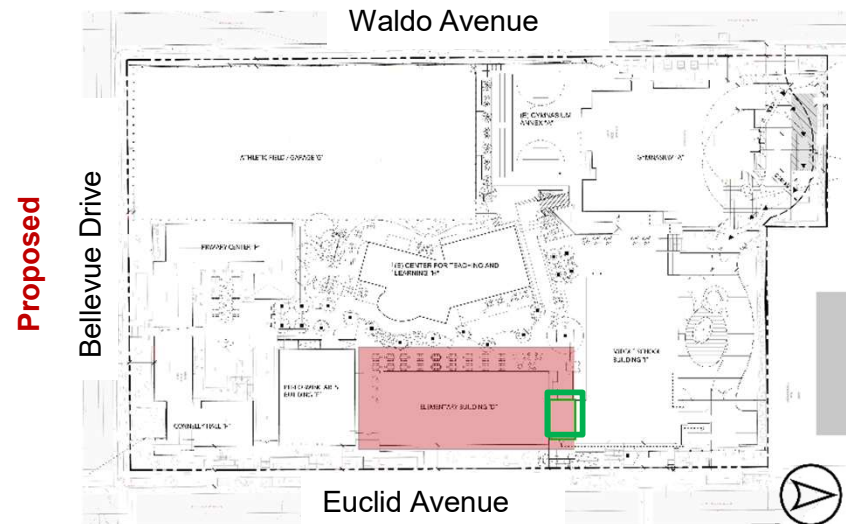
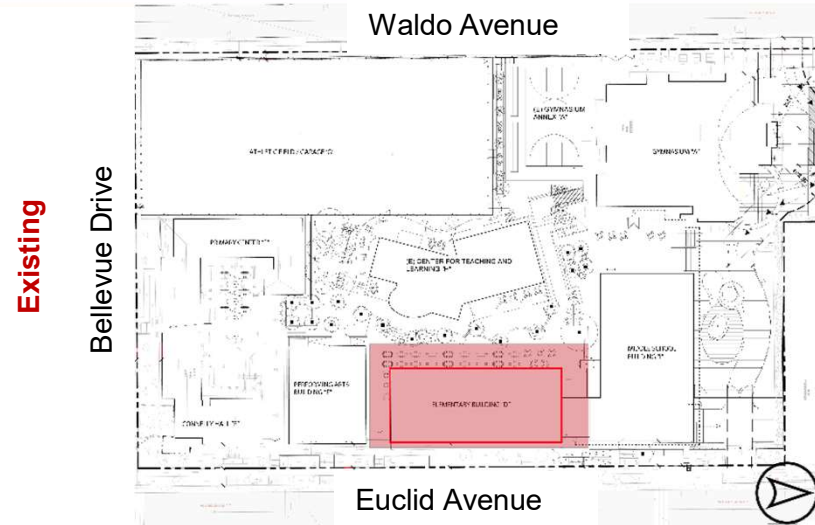


# Project Description – Phase 3

(6 months construction)

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- Renovation of the existing 8,120 sq. ft. Elementary Building
- Construction of a new 960 sq. ft. Entry Pavilion addition to the Elementary Building
- Demolition of 5,401 sq. ft. of existing landscape and construction of 4,441 sq. ft. of new landscape and walkway area



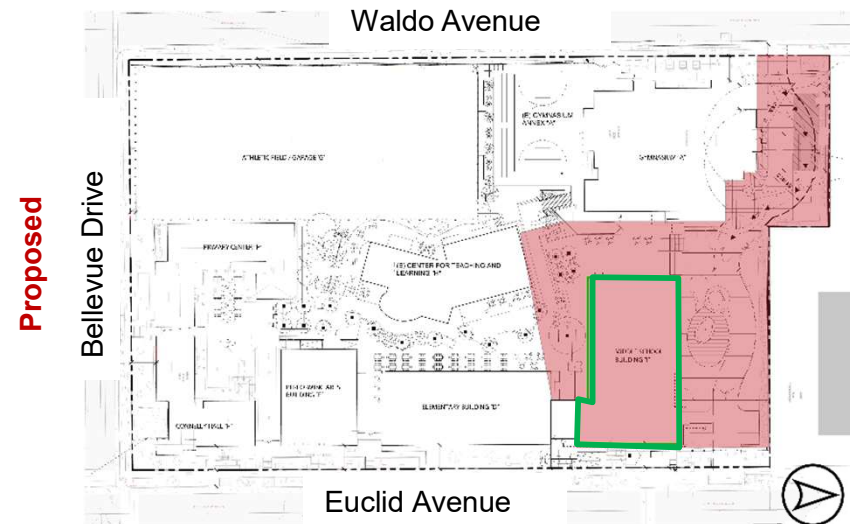
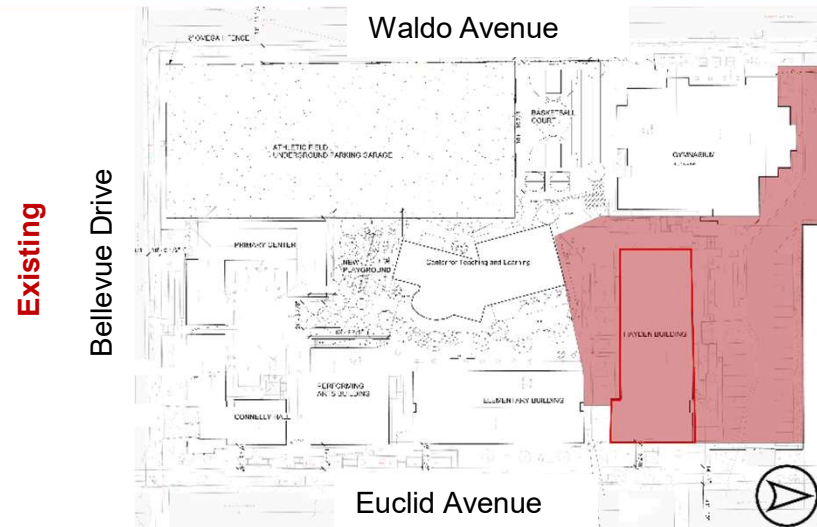


# Project Description – Phase 4

(1.5 years construction)

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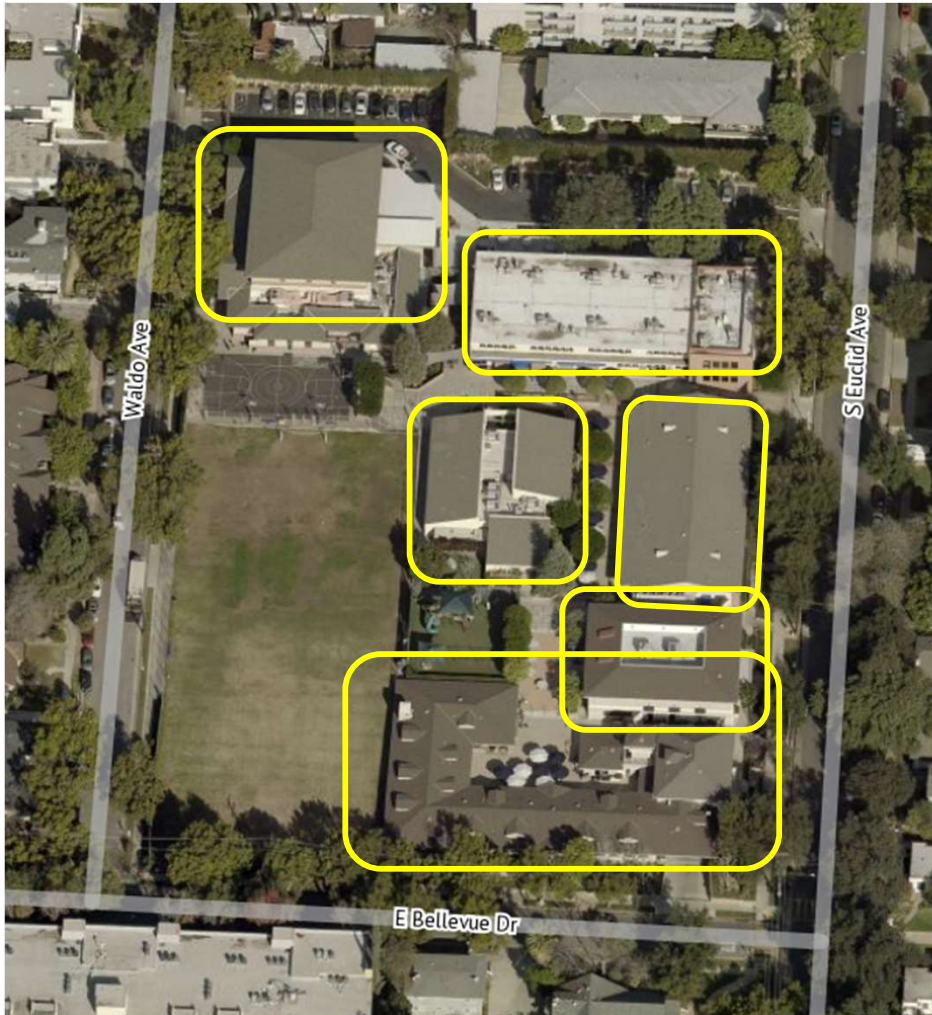
- Demolition of existing 17,233 sq. ft. Hayden Building and 43,071 sq. ft. of adjacent landscape
- Construction of the new 40,500 sq. ft. Middle School Building and 32,946 sq. ft. of landscape





# Existing Facilities / Full Build-Out

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# Master Plan Process

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Predevelopment Plan Review



Master Plan Submittal / Review



Community Meeting



Design Commission – Preliminary Consultation / Advisory Review



Planning Commission – Recommendation



City Council – Decision



# Planning Commission Recommendation

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- On December 7, 2022, the Planning Commission reviewed the Master Plan Application and made the following recommendation to City Council:
  - > A condition of approval requiring that the applicant further study the onsite circulation and ingress and egress to the underground parking garage to minimize on-street traffic conflict.
  - > A condition of approval that Mayfield Junior School notify residents of upcoming construction, within a 1000-foot radius of the school, and provide the approved Construction Staging and Traffic Management Plan, the hours of construction, and a contact with the school to report issues and concerns related to construction. This information shall also be provided on the school's website and newsletter. Recommend the school endeavor, to the extent feasible, to overlap the phases to minimize construction time.
  - > Modify Condition of Approval #24 to include Euclid Avenue.
  - > A condition of approval recommending the school endeavor, to the extent feasible, to overlap the phases to minimize construction time



# Recommendation

Planning & Community Development Department

- Find that the proposed Master Plan is exempt from environmental review pursuant to Section 15302 (Replacement or Reconstruction) and Section 15314 (Minor Addition to Schools)
- Make the findings in Attachment A and approve the Mayfield Junior Master Plan with the conditions of approval in Attachment B



Planning & Community Development Department

# Mayfield Junior School Master Plan

City Council  
February 6, 2023





# Master Plan Entitlement

Planning & Community Development Department

## Zoning Code Section 17.61.050.I, Master Plans, also known as Master Conditional Use Permits:

- > Establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time
- > Ensure orderly and thorough City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development
- > Outlines the 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
- > Master Plans in the PS zoning district regulate the development standards, such as floor area, height, and setback requirements



# Background

## Planning & Community Development Department

- Established in 1931 at its current location on Euclid Ave as a private K-8 grade Catholic elementary and middle school
- 1960-1990s campus expansion of 6 academic and administrative buildings and garage
- In 2001, the campus is further expanded, adding classrooms, increasing student enrollment to 540 students



# Development Standards

## Planning & Community Development Department

	<b>Building “A” Gymnasium</b>	<b>Building “D” Elementary Building</b>	<b>Building “E” Performing Arts Center</b>	<b>Building “F” Primary Center and Connelly Hall</b>	<b>Building “G” Basement Parking Below Primary Center</b>	<b>Building “H” Center for Teaching and Learning</b>	<b>Building “I” Middle School Building</b>
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### Setback (minimum)

<b>Existing</b>	19’-7” from West Property Line	19’-5” from East Property Line	19’-4” from East Property Line	20’-1” from South Property Line	19’-5” from East Property Line	N/A	N/A
<b>Proposed</b>	No Change	No Change	No Change	No Change	No Change	Interior Building	20’-1” from East Property Line

### Height (maximum)

<b>Existing</b>	36’-7”	20’-7”	27’-9”	31’-2”	0’	N/A	N/A
<b>Proposed</b>	No Change	No Change	No Change	No Change	No Change	32’-0”	42’-6”

### Gross Floor Area

<b>Net Increase</b>	42,856 square feet
<b>Total</b>	114,053 square feet

<b>Floor Area Ratio (FAR)</b>	0.72
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# Development Standards (continued)

## Planning & Community Development Department

### Fence/ Wall Height (maximum)

<b>School Perimeter fence</b>	6 feet
<b>CMU Wall along north property line</b>	6 feet
<b>Fence at athletic field along Bellevue and Waldo Avenue</b>	8 feet
<b>Fence at basketball court along Waldo Avenue</b>	16 feet
<b>Fence between playground and athletic field</b>	16 feet

### Parking Requirements (minimum)

<b>Parking Spaces</b>	122
<b>Loading Spaces</b>	1
<b>Bicycle Parking Spaces</b>	20

### Classroom Space/Outdoor Area Required (minimum)

<b>Classroom Space</b>	12,960 square feet (24 sq. ft./student)
<b>Outdoor Area</b>	40,500 square feet (75 sq. ft./student)

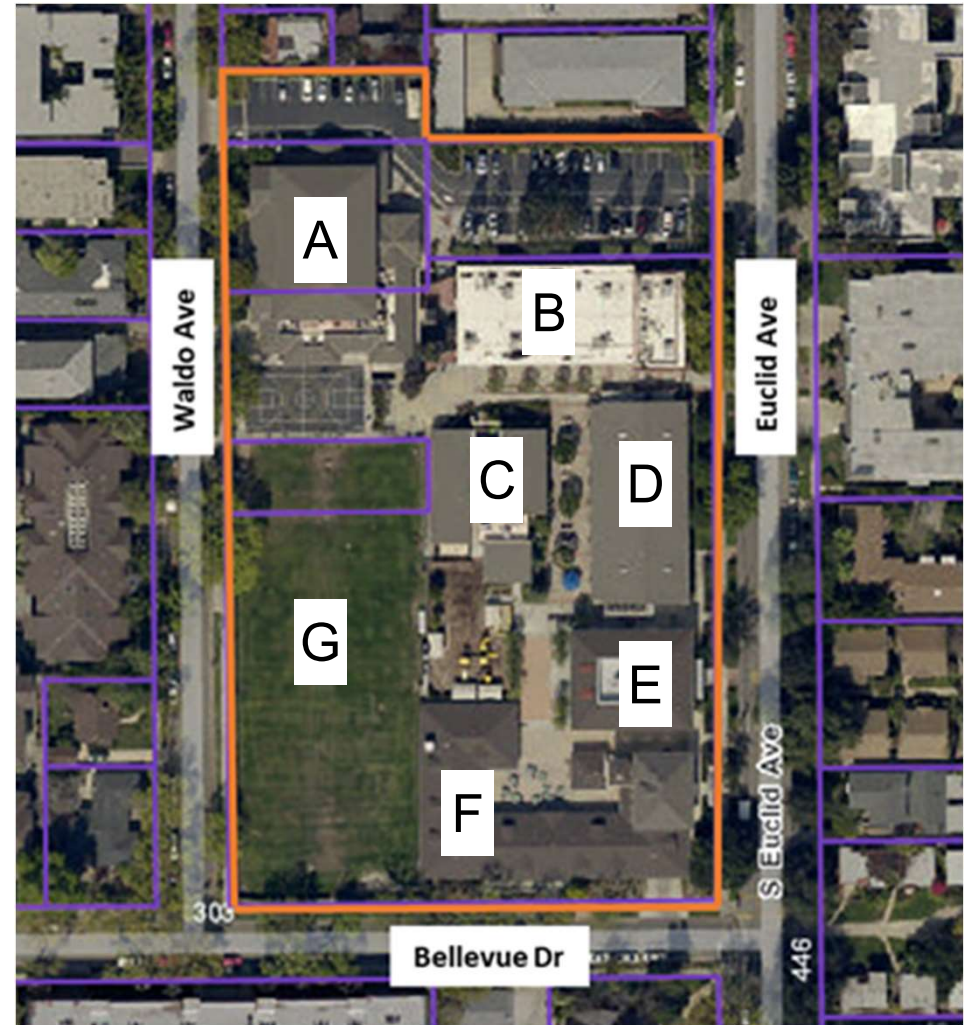




# Existing Facilities

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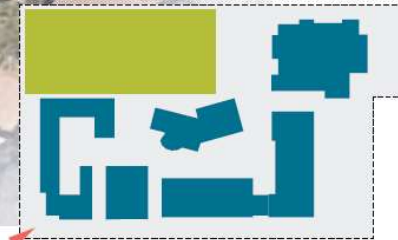
- 4.16-acre property
  - > A - Gymnasium Building
  - > B - Hayden Building
  - > C - Pike Learning Center/Library
  - > D - Elementary Building
  - > E - Performing Arts Center
  - > F - Primary Center and Connelly Hall
  - > G – Parking Garage





# Full Build-Out (Rendering)

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EUCLID AVE

PASADENA



# Community Meeting

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- On August 31, 2022, neighbors within a 500-foot radius were invited to participate in a virtual community meeting
- The community had questions regarding:
  - > Protected street trees
  - > Construction timing, noise, parking impacts
  - > Accessing the new extended parking garage



# Design Commission Review

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- On November 8, 2022, the Design Commission conducted a Preliminary Consultation and an Advisory Review of the project
- The Design Commission generally concurred with staff's analysis; comments were limited to:
  - > Provide a comparative before and after exhibit of the Master Plan
  - > Maintain a clear labeling and orientation of plans
  - > Clearly indicate vehicular circulation patterns of the existing and proposed off-site and on-site conditions.



# Revised Condition #38

## Planning & Community Development Department

- **Proposed Change to Condition #38:**
  - > The applicant shall resurface the full-width (from gutter to gutter) of Waldo Avenue ~~and Euclid Avenue~~ [deleted], fronting the subject development, with rubberized asphalt concrete. Resurfacing of rubberized asphalt concrete pavement shall be per Standard Plan S-415 and to the satisfaction of the City Engineer.

**Slide 21**

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**SD0**

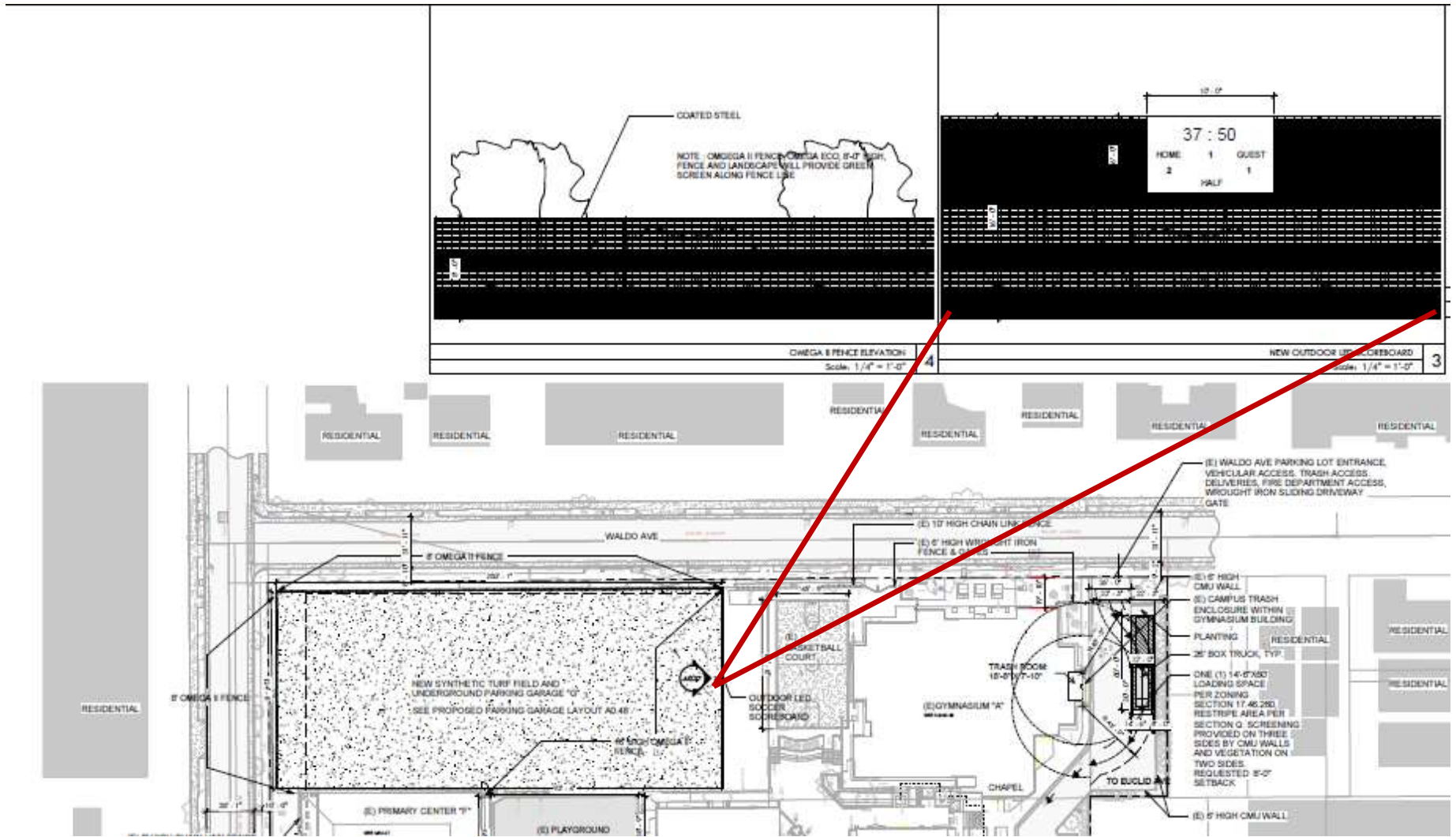
**No longer necessary?**

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# Scoreboard Location

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# Traffic Control Plan – Morning Drop-Off

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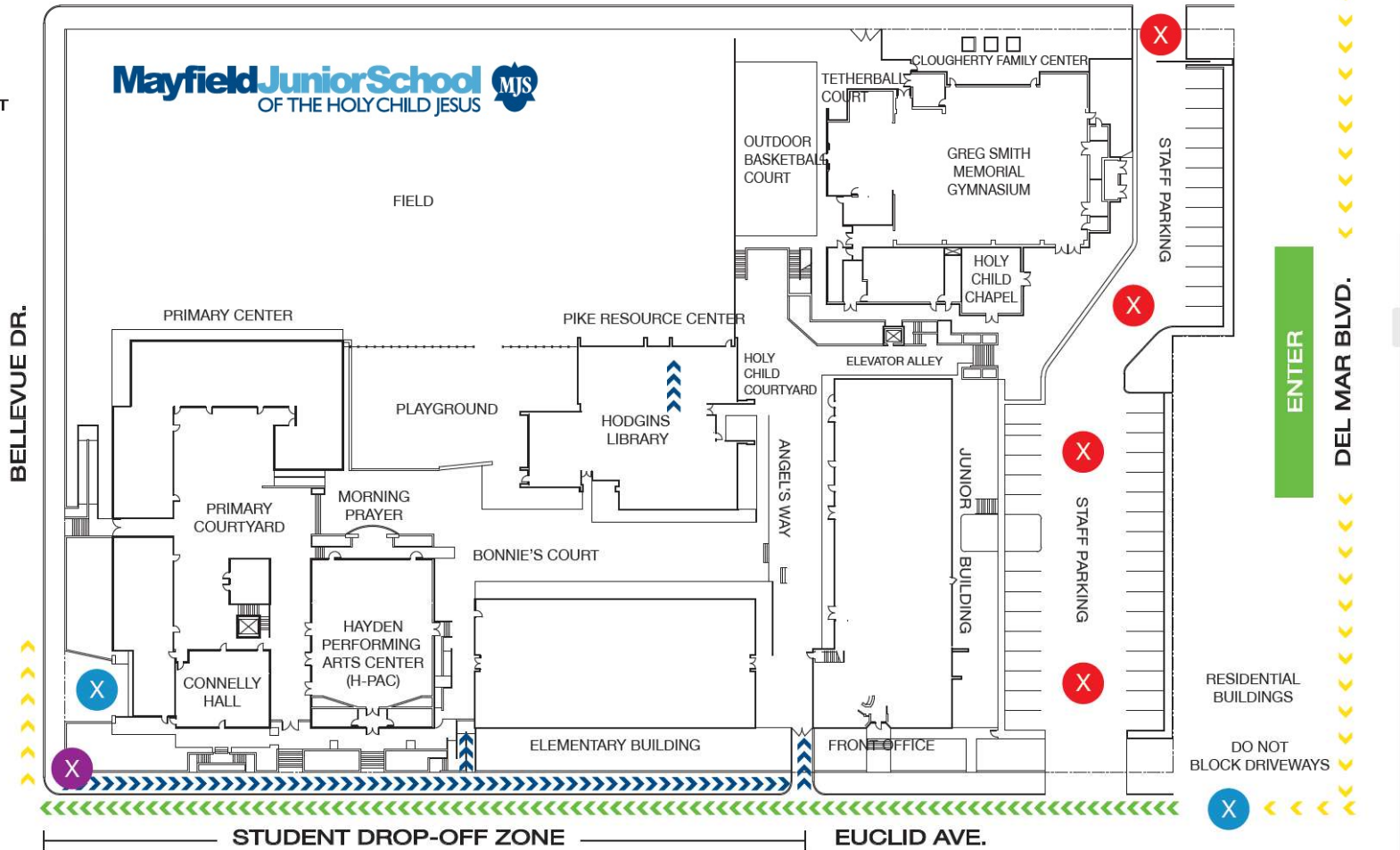
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**MORNING DROP-OFF**

WALDO AVE.

**LEGEND**

- QUEUE / STUDENT DROPOFF OR PICKUP LINE
- CAR ROUTE
- STUDENT WALKING ROUTE
- ENTER GOING SOUTHBOUND ON EUCLID AVE.
- DO NOT ENTER
- START DROP-OFF LINE
- DO NOT BLOCK DRIVEWAYS
- EXIT
- PROCEED TO CALIFORNIA BLVD.
- 



\* MAP NOT TO SCALE



**Slide 23**

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**SD0**

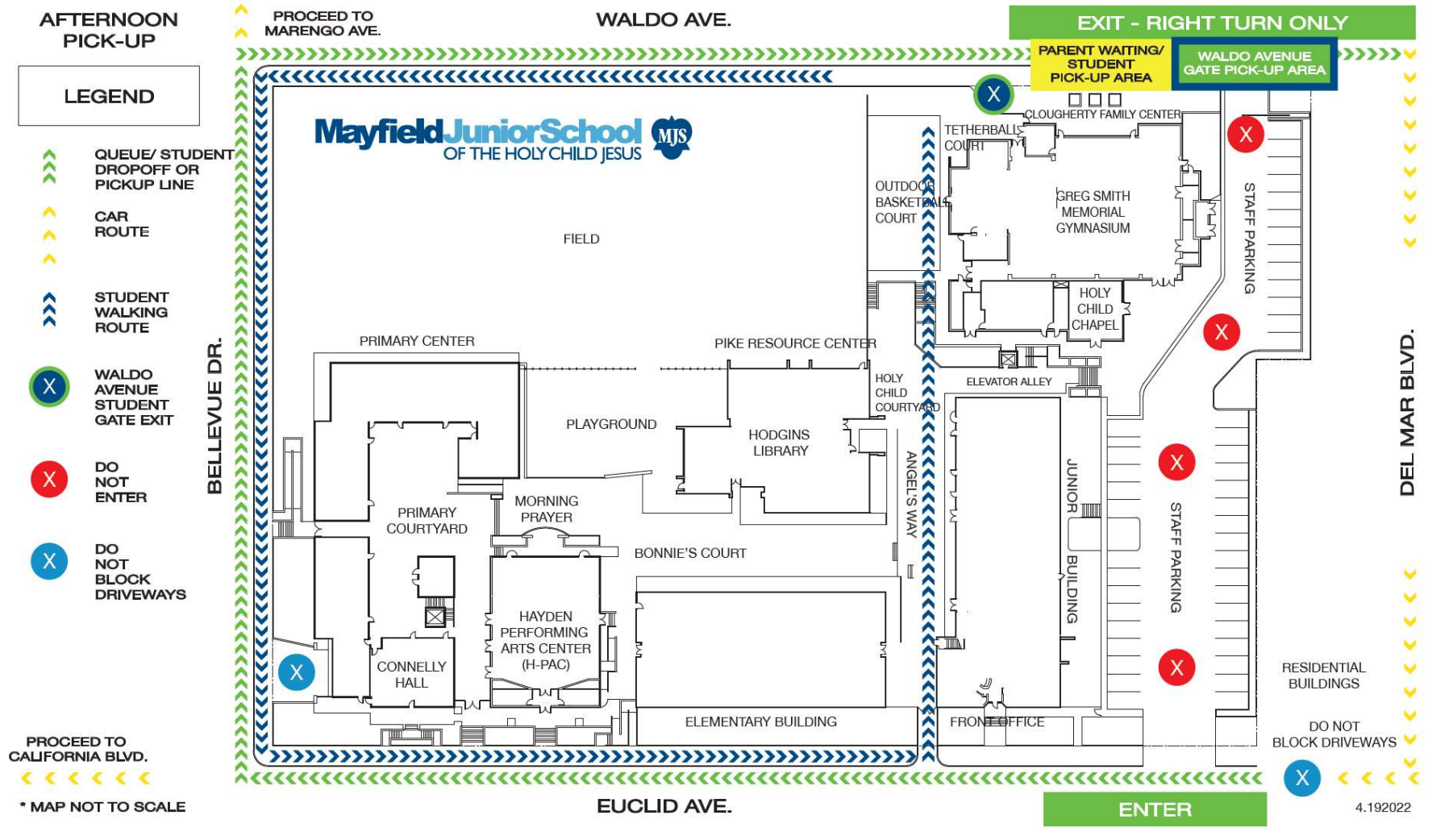
Lets make these the first two backup slides

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# Traffic Control Plan – Afternoon Pick-Up

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# CEQA Exemption

## Planning & Community Development Department

- Section 15302 (Replacement or Reconstruction) exempts projects that replace or reconstruct existing structures and facilities where capacity does not increase more than 50%
  - > The proposed project would not increase capacity more than 50% as the student enrollment is not proposed to increase
- Section 15314 (Minor Addition to Schools) exempts schools where additions do not increase student capacity by more than 25% or ten classrooms, whichever is less
  - > The proposed project would not increase capacity more than 25% as the student enrollment is not proposed to increase
  - > The proposed project increases the number of classrooms by 10