

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 2, 1999

**FROM:** CITY MANAGER

**SUBJECT:** FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
AND AMENDMENT TO THE MASTER DEVELOPMENT PLAN FOR  
CALIFORNIA INSTITUTE OF TECHNOLOGY (CALTECH)

**RECOMMENDATION:** It is recommended that the City Council following a public hearing:

1. Certify the Final Supplemental Environmental Impact Report for the California Institute of Technology (Caltech) (Attachment 2);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 3);
3. Adopt the findings of the Caltech Master Development Plan Amendment as outlined in Attachment 4;
4. Adopt a Resolution approving the Final Supplemental Environmental Impact Report and amendments to the California Institute of Technology Master Development Plan (Attachment 1, Exhibit A); and
5. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder (Attachment 5).

**EXECUTIVE SUMMARY:**

The purpose of this amendment to the Caltech Master Development Plan is to: a) allow the conversion of the Keck and Mosher-Jorgensen buildings from student housing to administrative office space and allow the construction of a 7,500-square foot addition linking these buildings; b) trading of land use designations for portions of two (2) "envelopes" previously designated for academic "buildings" and "open space"; c) relocation of planned co-generation equipment; and d) changing the existing Phasing Plan

map to reflect consistency with the text in the Master Development Plan providing for additions to houses on Hill Avenue used for administrative or academic offices.

### **BACKGROUND:**

The Caltech campus is located at 1201 East California Boulevard and encompasses approximately 124 acres. In May 1989, the Caltech Master Development Plan was adopted to govern development of the campus until full build-out occurs (Attachment 6). This build-out was estimated at 30 to 40 years. The Plan provides for up to 1.7 million square feet of new development in the campus and identifies areas called "envelopes" for the construction of new academic, residential and parking facilities. The Plan also provides some flexibility in the sizing and exact placement of campus facilities.

### **PROJECT DESCRIPTION AND ANALYSIS:**

#### ***Amendments to the Caltech Master Development Plan (Attachment 7)***

The new proposed amendments are as follows:

- 1. A total of 32,769 gross square feet (Keck and Mosher-Jorgensen buildings) will be converted from student housing to administrative office space in two phases. Conversion of the Keck building will occur in December 1999 and the Mosher-Jorgensen in June 2001. A 7,500-square foot addition linking the Keck and Mosher-Jorgensen will also be constructed.**

This proposal will facilitate the centralization of Student Affairs offices on the Caltech campus and establish a more accessible location for the administrative functions serving the undergraduate student body.

Fifty-four (54) beds for graduate students in the Keck building and 51 beds in the Mosher-Jorgensen building will be removed. These dormitories will be replaced in the future elsewhere on campus (notably in Catalina 4 and/or the second phase of Avery Center) anticipated in the Master Development Plan.

Since 1994, Caltech has purchased off-campus space to handle additional residency needs. This additional space could accommodate 40 more graduate students, and Caltech currently has an on-campus surplus of another 44 beds for graduate students. In addition, the conversion of graduate-student apartments in the Catalina dormitories will accommodate four (4) beds instead of three (3) (for those apartments with an originally designed capacity of 4).

Caltech has remarked that the graduate student enrollment in 1994 was 1,049 and today it is 957 (a decline of 92 students). As envisioned in the 1989 Caltech Master Development Plan, graduate student enrollment was to be as high as 1,200. Caltech's intent is that they will replace the 105 beds to meet the goals of the Master Development Plan for a capacity of 1,605 beds.

**2. Trading land use designations for portions of two (2) “envelopes” that the Master Development Plan previously designated for academic “buildings” and “open space” respectively.**

The September 1995 Caltech Master Development Plan designated the area west of the current Beckman Institute building as an “envelope” for new academic buildings, while the area that presently contains the Physical Plant building was designated as “open space”. Caltech’s proposal is to reciprocally exchange the uses designated for these “envelopes”. To the west of the Beckman Institute, the proposed new “open space” will create an informal park-like and visual setting for the Beckman Institute building.

Changing the “envelope” from open space to “building envelope” for the area that presently contains the Physical Plant will not interfere with San Pasqual open space corridor which will remain as such. In addition, any new “building envelope” will conform to the heights, setback and design guidelines that have been approved for this Plan.

**3. Relocation of planned co-generation equipment from the South Holliston satellite plant to the South Wilson central plant.**

According to the Master Development Plan, new co-generation equipment (Co-Generation IV and Co-Generation V) were to be added incrementally to the South Holliston plant to provide utility service for the ultimate build-out of the campus. Caltech now proposes to relocate the anticipated co-generation equipment from the South Holliston satellite plant to the South Wilson central plant facility. New state-of-the-art technology of the new co-generation plant equipment, will allow the Co-Generation IV and Co-Generation V to be located inside the existing central plant without expanding this building. The co-generation capacity increase was provided for in the 1995 Caltech Master Development Plan and was assessed in the FEIR for the Plan. No significant detrimental impacts were identified as a result of this use. In addition, the co-generation equipment are subject to the conditions and regulations of the South Coast Air Quality Management District (SCAQMD) for meeting air quality standards and must also adhere to the noise restrictions as specified in Chapter 9.36 of the Pasadena Municipal Code.

**4. Changing a map to reflect consistency with the text in the Master Development Plan.**

The proposed change in the Phasing Plan map (**Attachment 6, pg. 102**) is to allow Caltech to continue to rehabilitate and make additions to the retained housing stock and associated structures as required to accommodate the academic, administrative, or residential uses programmed for each house. The graphic in the Phasing Plan map provides only for the development of surface parking in the backyard of the houses. Allowing for additions will be incorporated with the amendment. It should be noted that alterations and additions will be permitted according to the Master Development Plan directive: “Alterations and/or additions to single-family houses within the campus boundaries, regardless of the uses, within the structure, shall conform to Pasadena Municipal Code Section 17.20.030 (RS-6)”.

**General Plan Designations:** The General Plan Land Use designation for the Caltech campus is Institutional. The area to the north and west of the campus is designated High Density Residential (0-49 dwelling units / net acre), Medium High Density Residential (0-32 dwelling units / net acre) and Low Density Residential (0-6 dwelling units / net acre). Areas to the south and east of the campus are designated Low Density Residential (0-6 dwelling units / net acre). The area to the northeast is also designated Institutional (Attachment 8).

**Zoning Designations:** The current zoning designation for the Caltech campus is PS (Public and Semi-Public). Surrounding zoning designations include RM-48 (Multi-family Residential District, 48 dwelling units / net acre) to the north and west; PS to the southwest; RS-4 (Single-family Residential District, 4 dwelling units / net acre) and RS-2 (Single-family Residential District, 2 dwelling units / net acre) to the south and southeast; and RS-6 (Single-family Residential District, 6 dwelling units / net acre) to the northeast (Attachment 9).

**NEIGHBORHOOD MEETING:** A neighborhood meeting was conducted on May 18, 1999, in the Gosney Auditorium at Polytechnic School. Twelve people attended this neighborhood meeting. Questions raised by the neighbors were in connection with the proposed relocation of the co-generation plant equipment and whether it would cause expansion of the building. It was clarified that no expansion of the plant is proposed.

**PLANNING COMMISSION PUBLIC HEARING:** The Planning Commission reviewed the proposal at their hearing on June 23, 1999. No one appeared in opposition to this proposal. Following the public hearing the Planning Commission voted to recommend approval of the amendment to the Caltech Master Development Plan (Attachment 10).

**GENERAL PLAN CONSISTENCY:** The General Plan Land Use designation, Institutional, and zoning designation, PS permits institutional uses such as churches, schools, clubs and lodges. Policy 23.1 – **Expansion** and Policy 23.2 – **Land Use Opportunities** and OBJECTIVE 23 – **Existing Institutions** of the General Plan supports this amendment by allowing the Caltech campus to expand its education institution in balance with their surroundings. The Master Development Plan is recognized as an implementation tool of the Comprehensive General Plan and is consistent with the goals, objectives and policies of the General Plan.

**ENVIRONMENTAL DETERMINATION:** A Supplemental Environmental Impact Report (SEIR) was prepared for the proposal in conformance with the requirements of the California Environmental Quality Act (CEQA) (Attachment 2). The Final Environmental Impact Report (FEIR) previously prepared for the Master Development Plan was certified and adopted by the City Council on May 26, 1989. The FEIR determined that development under the Master Development Plan would not have unavoidable significant impacts (see FEIR Summary of Findings, approved by the City Council on May 26, 1989, Attachment 11).

The Supplemental prepared for the project now under consideration showed that the amendments alone do not create any new environmental impacts beyond those addressed

in the Final EIR for the Master Development Plan. The amendments do not alter the intent of the Plan, because they do not change the intensity of development, open space area, overall provision of student housing or energy system provided for in the original Master Development Plan and considered by the FEIR.

### **FISCAL IMPACT**

The school is a tax-exempt institution and does not pay property taxes for the property. Any future development on the site will create fees for development processing and building permits.

### **WORKLOAD IMPACT**

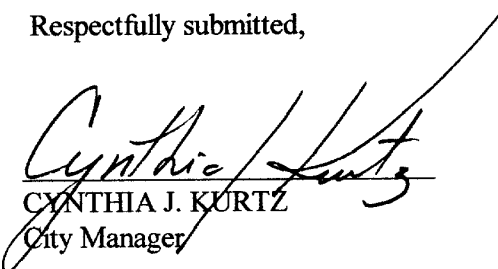
If the amendments to the Caltech Master Development Plan Amendment are approved, Caltech will submit plans to the City for the construction of the 7,500-square foot addition linking the Keck and Mosher-Jorgensen buildings and the conversion of first building. The workload of the Planning and Permitting Department staff to process the application for design review and plan check will be accommodated with existing staff under the existing work programs.

### **CONCLUSION**

The Caltech Master Development Plan governs development in the Caltech campus. The Master Development Plan is recognized as an implementation tool of the Comprehensive General Plan and is consistent with the goals, objectives and policies of the General Plan.

The proposed amendments, as discussed in this staff report, do not constitute a significant change from the intent of the Master Development Plan because it involves no changes to the intensity, height and massing of development, open space area, or energy system provided for in such Plan. The total amount of square feet converted to administrative office use and the new addition is within the 1.7 million square feet of new development provided for the Master Development Plan for the campus. The Supplemental EIR assessed the potential impacts of the proposed changes and found no significant environmental impacts.

Respectfully submitted,

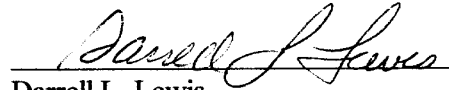


CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
Lanny Woo  
Assistant Planner

Approved by:

  
Darrell L. Lewis  
Director of Planning and Permitting

**Attachments:**

- Attachment 1 - Resolution Adopting Caltech Master Development Plan Amendment  
Exhibit A - Amendments to Caltech Master Development Plan
- Attachment 2 - Final Supplemental Environmental Impact Report
- Attachment 3 - De Minimis Impact Finding
- Attachment 4 - Caltech Master Development Plan Amendment Findings
- Attachment 5 - Notice of Determination
- Attachment 6 - Excerpt of the Caltech Master Development Plan Adopted by City Council  
(September 1995)
- Attachment 7 - Site Plan
- Attachment 8 - General Plan Land Use Designations
- Attachment 9 - Zoning Map Designations
- Attachment 10 - Planning Commission Recommendation
- Attachment 11 - FEIR Summary of Findings Adopted by City Council (May 26, 1989)