



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: OCTOBER 25, 2022

TO: DESIGN COMMISSION

FROM: JENNIFER PAIGE, AICP, ACTING DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: MAYFIELD JUNIOR SCHOOL - MASTER PLAN ADVISORY REVIEW
405 SOUTH EUCLID AVENUE

RECOMMENDATION:

Provide comments and recommendations on the proposed Mayfield Junior School Master Plan to the Planning Commission on aesthetic and urban design issues pertaining to architecture, landscaping, site planning, and historic preservation.

BACKGROUND:

The Mayfield School was established on its current site in 1931 as the first private Catholic school in the City, offering Pre-K through 12th grade curriculum. The original campus building occupied the Knight House (originally constructed in 1917 as a single-family residence), now known as Connelly Hall. In 1938, the school expanded the campus to northern abutting properties, which were occupied by single-family residences that were eventually demolished. In 1947, the school separated into the Mayfield Junior School, which was to remain at the original Mayfield site, and the Mayfield Senior School, which was later located off-site, to its current location, on Bellefontaine Street. Through the next several decades, the original Mayfield site underwent development changes including the construction and demolition of several campus buildings related to campus expansions that occurred in 1956, 1983, 2002 and 2018.

The Elementary Building (extant) was constructed in 1956, with a Junior Building constructed in 1967. The Pike Learning Center building was constructed in 1983, and a multi-purpose building was constructed in 1998. The 2002 campus expansion brought the campus to its current configuration including the relocation of Connelly Hall approximately 65 feet eastward to its current location, a one-story addition to Connelly Hall, and the demolition of campus facility buildings to the west of the original Connelly Hall location. The Chapel building was demolished and rebuilt as part of the 2018 approval for Conditional Use Permit (CUP) #6585.

All matters of land use, along with related additions and expansions to the school, have been permitted through Conditional Use Permits. The proposed Master Plan is the first for the school campus, and will consider the school's planned expansion and operations for the next 10 years. The Master Plan process allows for the City to evaluate proposed development or expansion of existing uses, typically schools, churches, and other institutional uses, that are anticipated to occur over a period of time. The purposes of a Master Plan is to reduce processing time and uncertainty by consolidating several Conditional Use Permit hearings and to ensure orderly and thorough City review of expansion plans resulting in a more compatible and desirable development.

Location

The project site comprises a half city block bounded by East Bellevue Drive to the south, Waldo Avenue to the West, and South Euclid Avenue to the East. The north end of the campus contains surface parking lots bordered by private single-family and multi-family residential properties. Also, to the east, south, and west of the project site, across the streets, are multi-family and single-family residential developments including several bungalow courts. The surrounding context is primarily low to medium density residential, composed of buildings of varying ages with no dominant architectural style.

PROJECT DESCRIPTION:

The proposed project is an expected 10-year, four-phase, Master Plan for the Mayfield Junior School. The purpose of the Master Plan is to address on-site parking needs and facility modernization that will include an expansion to the existing underground parking garage, new athletic fields and play areas, the demolition of existing and the construction of new campus buildings, and the renovation of existing buildings. The existing permitted enrollment capacity will remain at 540 students; however, the number of staff and faculty is expected to increase from 85 to 105. Upon completion of the final phase of development, the gross floor area of the campus will increase from 70,867 square feet to 113,543 square feet; and increase of 42,676 square feet. The number of classrooms will increase from 36 to 46, an increase of 10 classrooms.

Per the General Plan Land Use Diagram, most of the campus (approximately 4 acres) is designated as Institutional, and a small, northwestern portion of the campus (approximately 0.16 acres) is designated as Medium High Density Residential, 0 to 32 dwelling units per acre. Similarly, per the City's Zoning Map, most of the campus (approximately 3.64 acres) is zoned PS (Public, Semi-Public), and the northern portion of the site (approximately 0.52 acres) is zoned RM-32 HL-36 (Multi-Family Residential, 32 Units per Lot, Height Limit Overlay District 36 feet). In addition to these land use designations, the project site is within the Central District Specific Plan boundary.

As part of the phased campus expansion, the applicants are proposing a Zoning and General Plan Map Amendment so that the entire campus is within the same PS zoning district and General Plan land use designation of Institutional.

The Master Plan is proposed to consist of four phases, spread out over the course of 10 years with expected project milestones outlined below, and a total inventory of building construction listed in Table 1:

Phase 1:

- 1-year projected construction timeframe.
- Demolition of 38,831 square feet of landscape and walkway area including turf field, fencing, and planting areas.
- Construction of a new 32,436* square-foot extension to the existing underground parking garage. 79 new parking spaces would be added to the existing 43 spaces.
- A new 32,436 square-foot artificial turf athletic field would be located on top of the underground garage extension.
- Construction of 3,569 square feet of new landscaping and walkway area.
- Total campus building gross square footage:
 - Existing: 70,867 square feet
 - After Phase 1: 70,867* square feet (no change)
- Total number of classrooms: 36 (existing; no change).
**Areas used exclusively for parking do not contribute to gross square feet*

Phase 2:

- 1-year projected construction timeframe.
- Demolition of existing 6,826 square-foot Library Building (Building C), and surrounding 24,819 square feet of landscape and walkway area.
- Construction of new 20,025 square-foot Center for Teaching & Learning (Building H), housing a combination of programs including classrooms, library, and offices.
- Addition of 5,430 square feet to Gymnasium (Building A)
- Construction of new 24,991 square feet of landscape and walkway area, including 12,131 square feet of play area.
- Total campus building gross square footage After Phase 2: 89,316 square feet.
- Total number of classrooms After Phase 2: 38 (increase of two)

Phase 3:

- 2.5-year projected completion timeframe.
- Demolition of existing 5,401 square feet of landscape and walkway area.
- Renovation of existing elementary building (Building D) housing classrooms.
- Construction of new 960 square-foot Entry Pavilion addition to Building D.
- Construction of new 4,441 square feet of landscape and walkway area.
- Total campus gross square footage After Phase 3: 90,827 square feet.
- Total number of classrooms After Phase 3: 38.

Phase 4:

- 2.5-year projected completion timeframe.
- Demolition of existing 17,233 square feet of existing Hayden Building (Building B), housing classrooms.
- Demolition of existing 43,071 square feet of existing landscape, walkway and driveway area.
- Construction of a new 40,500 square foot New Middle School Building (Building H).
- Construction of new 32,946 square feet of landscaping, walkway, and parking/loading area.
- Total campus gross square footage After Phase 4: 113,543 square feet (Final)
- Total number of classrooms After Phase 4: 46 (Final)

TABLE 1 EXISTING AND PROPOSED STRUCTURES SIZES			
FACILITY	GROSS SQUARE FOOTAGE	STATUS	PHASE
Building A Gymnasium	16,663 (e) 22,093 (n)	Addition	Phase 2
Building B Hayden Building	17,233	Demolish	Phase 4
Building C Library	6,826	Demolish	Phase 2
Building D Elementary Building	8,120 (e) 9,080 (n)	Addition	Phase 3
Building E Performing Arts Building	4,876	No Change	N/A
Building F Connelly Hall	12,279	No Change	N/A
Building G Subterranean Parking Garage	43 spaces (e) 79 spaces (n)	Addition	Phase 1
Building H New Center for Teaching & Learning	20,025	New	Phase 2
Building I New Middle School Building	40,500	New	Phase 4

DESIGN REVIEW:

Design Commission Advisory Review

Pursuant to PMC Section 17.61.050.1.3.f, the Design Commission shall conduct an Advisory Review on the Master Plan and make a recommendation to the Planning Commission and City Council. Pursuant to PMC Section 17.61.030.1.5.b, the role of the Design Commission for projects proposing new Master Plans shall be focused on recommendations to the Planning Commission and the City Council on aesthetic and urban design issues related to architecture, landscaping, site plan, and related aesthetic issues, as well as historic preservation.

Design Review Requirements

As a project that sits within the Central District Specific Plan, any new construction or building alteration that meets the criteria outlined in Table 6-3 of PMC Section 17.61.030 shall require design review either before the Design Commission or by staff, following approval of the Master Plan and at such time as buildings approved in the Master Plan are proposed for construction. Furthermore, as a project site located within the Central District, the applicable design guidelines shall be:

- The design related goals and policies of the Land Use Element of the General Plan; and
- The Design Guidelines of the Central District Specific Plan; and
- The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (for historic buildings only).

Based upon the projected construction of buildings outlined in the proposed Master Plan, as summarized in Table 1, the following shall determine the level of design review required for each proposed building that is to be modified, or newly constructed:

- Building A (Gymnasium):
 - Design Commission review required for over 5,000 square-foot addition.
 - The proposed 5,430 square-foot addition is built into the existing grade, and will be completely below street grade, however its south façade will be day lit and visible from Waldo Avenue, thus design review is required.
- Building D (Elementary Building):
 - Design review at Staff-level required for new construction less than 5,000 square feet.
 - The proposed 960 square-foot addition of a new entry pavilion will occur to a building overlooking the street edge and thus be publicly visible.
 - The Master Plan calls for an exterior renovation of the existing building, however pursuant to the design review thresholds outlined in the Municipal Code, these alterations do not require design review.
- Building G (Subterranean Parking Garage):
 - Design review not required.
 - The proposed addition to the existing underground parking structure will also be subterranean and not have any public visibility from the street. A basement addition is also proposed for this building; however, it will not have any day lighting, and will not be subject to design review. In addition, structures used exclusively for parking do not require design review.
- Building I (New Middle School Building):
 - Design Commission review required for new construction over 5,000 square feet.
 - The proposed new 40,500 square-foot building will be located along the street edge and will be publicly visible.
- Building H (New Center for Teaching & Learning):
 - Design Commission review required for new construction over 5,000 square feet.
 - The proposed new 20,025 square-foot building will be centrally located within the project site, however, it will be publicly visible from the street due to its size, height, and location providing unobstructed views from Waldo Avenue.

ANALYSIS:

Aesthetics

A residential typology can be found on nearly all of the existing buildings of the campus through materiality, form, scale, or all three elements. The existing buildings range in construction from 1931 to 2018 and reflect a circular evolution of campus design from a beginning of residential paradigm, that transitioned to institutional, and most recently, reflective of a residential paradigm again. Connelly Hall (Building F), was originally constructed as a two-story, single-family residential building, with a hipped roof, clapboard siding, wood windows, and wooden shutters. These architectural identifiers are also found on the Connelly Hall annex (constructed in 2004), which runs along East Bellevue Drive. The adjacent Performing Arts Building (Building E), utilizes similar residential paradigm in building form and materiality. The single-story Elementary Building (Building D) was constructed in 1956, and also displays residential characteristics through its gable roof, and simple massing, overlaid with institutional aesthetic through large expanses of windows, reflective of its interior programming of classrooms. The construction of Building D introduced new materials to the campus through brick and stucco, however, these materials are still consistent with a residential character. The two-story Hayden Building (Building B), was constructed in 1967 and begins to reflect a new purely institutional typology to the campus through its flat roof form, exterior upper-floor walkways, and solid ground-level at the street; however, the building is clad in commonly utilized brick and stucco at its exterior. The existing Library Building (Building C), constructed in 1984 and located in the center of campus is perhaps the least contextual of the campus buildings with a stucco exterior, split-gable roof, and deeply recessed banks of windows. The two-story gymnasium building (Building A) utilizes a hybridized approach to its design of institutional scale clad with a combination of institutional and residential materials of split-face CMU block and stucco, and overlaid with architectural embellishments typically associated with residential buildings such as gable roofing, and recessed porch-like verandas.

The proposed Master Plan will seek to harmonize the aesthetics of the campus through the proposed demolition of the existing buildings that least unify the site: Building B and Building C, with new construction that will utilize a contextually-sensitive approach. Building C is proposed to be replaced with a new centrally-located Center for Teaching and Learning Building (Building H) that will utilize a modern interpretation of surrounding architectural context including adjacent residential properties and the existing campus buildings that are proposed to be retained. Additionally, Building B is proposed to be replaced with a new Building I. While Building I is not yet designed, its schematic form indicates a gabled roof structure reminiscent of surrounding context.

As part of the overall campus improvements, the surrounding landscaping and outdoor spaces are proposed to be reimagined to provide a naturalistic and historically-contextual planting plan reflective of the Arroyo Seco, while providing a unifying circulation pattern and flexible outdoor spaces. Finally, a new entry pavilion is proposed as part of the Master Plan, to be located between the existing Building D and the proposed Building I, to serve as a unifying entry portal.

With respect to the aesthetics of the proposed buildings, staff finds that the proposed improvements will provide a harmonious and unifying aesthetic to the campus, while responding to environmental, historical, and existing surrounding contexts, and also addressing grading

issues, educational modernization needs, and overall growth of the school in a holistic approach provided through the proposed Master Plan. At this stage of the review process, staff does not have recommended comments related to aesthetics and would provide more detailed commentary on this topic as each building that requires design review is designed and submitted for design review.

Urban Design Issues Related to Architecture

The proposed Master Plan proposes the construction of new facilities, some of which will be marginally visible, or obscured from public street view. Though the new Center for Teaching and Learning (Building H) will be located at the center of campus, it will respond to its internal surrounding architectural context. The proposed parking garage extension will be below-grade, and not have any visible impact to the residential neighborhood, or the campus itself. The addition to the gymnasium will also be below street-grade, having no visible impact to the neighborhood. Furthermore, the existing building pattern of the campus at the east end, responds most appropriately to the surrounding residential urban context through a continuous street wall of detached buildings with a common front setback. With the exception of the new entry atrium and the new Building I, the eastern street edge is not proposed to change. The Master Plan indicates that the proposed new buildings along South Euclid Avenue will retain the existing street wall, and respond appropriately to the surrounding context. As such, staff finds that the proposed master plan will not have a substantial effect on the surrounding urban context and is consistent with urban design-related guidelines in the Central District Specific Plan.

Landscaping

The provided tree inventory indicates 171 trees on the site and adjacent streets, with 143 trees located within the campus grounds, five of which are protected. The Master Plan proposes to remove 15 of the on-campus trees; however, none of these are protected.

The Master Plan will also address grading issues with the construction of the new buildings and the new athletic field. The campus currently slopes approximately 15 feet from the north end to the south end, while the existing turf athletic field slopes approximately 11 feet in the same direction. The construction of the subterranean parking garage addition is proposed to be capped by a new artificial turf athletic field, providing a level surface for campus sporting events, while also allowing for the proposed gymnasium addition to be built entirely below adjacent street-grade. The construction of the new Center for Teaching and Learning (Building H) will also allow for new grading and will improve accessibility and circulation within the interior of the campus. The preliminary landscape plans indicate the plantings of new trees including native oaks, sycamores, and redbuds among others, with 21 trees planted during Phase 2, and 13 new trees planted during Phase 4. The Master Plan also indicates a naturalistic landscape design with inspiration drawn from historical precedent and the Arroyo Seco, with organic forms that accommodate flexible outdoor programming. Minimal changes are proposed for the landscape at the street edge of the campus. As such, staff finds that the preliminary landscape plans are in keeping with the landscape traditions of Pasadena by providing outdoors spaces and promoting the interconnectivity of indoor and outdoor spaces. Further evaluation of the landscape design will be conducted as the applicable phased construction progresses through the design review process.

Site Plan

The site plan provided in the Master Plan indicates a responsive approach to the surrounding urban residential context, and the existing campus through appropriately-sited buildings, new holistically-designed landscaping, and clearly connected circulation patterns. The site plan also indicates a continuation of the campus' compatible urban street edge along South Euclid Avenue. Importantly, the Master Plan indicates a site plan that addresses current grading issues of the campus, providing level surface for new architectural and outdoor programming along with enhanced circulation paths. As such, staff finds the proposed site plan to provide a comprehensive vision of the phased campus growth, accommodating for new construction, new outdoor spaces and landscaped areas, and new circulation paths that will improve the overall campus design and environment and be consistent with the site planning design guidelines in the Central District Specific Plan.

Historic Preservation¹

The campus underwent a Historical Resource Evaluation (HRE), conducted by ESA Associates and confirmed by staff in a decision dated June 27, 2022. According to the evaluation, the original building, Connelly Hall, is the only building that has been identified as an eligible historical resource. The building was originally constructed as a two-story single-family residence for DuBois and Jessica Knight, in 1917. The building was designed by Frohman and Martin in the Colonial Revival architectural style, and constructed by C.M. Hansen and Son. The building was purchased in 1931 by the Catholic Church and served as the convent for the new school site. In 2002, the building was moved approximately 65 feet to the east to align with the campus buildings along South Euclid Avenue. During this time, a new classroom wing, and two-story addition were constructed, following the Secretary of the Interior Standards. The HRE determined that the Connelly Hall building is individually eligible as a historic resource under the National Register criterion of A/1, the California Register criterion of C/3, and locally as a Pasadena Landmark under criteria 2.a. and 2.c due to its extant integrity from its period of significance. The building has been assigned the National Register of Historic Places status codes of 3S (national), 3CS (California), and 5S3 (local) to correspond to this determination.

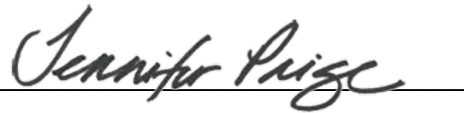
The proposed Master Plan does not indicate any alterations or expansions to the historically-eligible Connelly Hall building. Alterations are proposed for the adjacent Elementary Building; however, there is a sizable separation between the two buildings and the intervening Building E is proposed to remain unaltered. Any proposed alteration to the Connelly Hall building, or campus construction that has potential impacts to the structure will be required to follow the Secretary of the Interior Standards to ensure the building's continued protection.

¹ Mayfield Junior School Historic Resources Evaluation; ESA; June 2022; pp: 75; 80-84

CONCLUSION:

The proposed Master Plan outlays the projected 10-year, four-phase expansion of the Mayfield Junior School, providing a manageable plan to the school's growth. The Design Commission shall provide advisory comments on the proposed aesthetic, urban design issues related to architecture, landscaping, site planning, and historic preservation to the Planning Commission for their consideration and recommendation to the City Council. At this time, staff finds that the proposed master plan is consistent with the applicable design guidelines as proposed and with no recommended changes.

Respectfully Submitted,



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Attachments

- A. Master Plan Construction Phasing Plans
- B. Master Plan Landscape Phasing Plans
- C. Master Plan Visioning Imagery
- D. Site Photographs
- E. Master Plan Narrative
- F. Phased Project Itemizations
- G. Environmental Assessment Form
- H. Tree Inventory