



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: OCTOBER 25, 2022

TO: DESIGN COMMISSION

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

SUBJECT: PRELIMINARY CONSULTATION – CONSTRUCTION OF PHASE 1 AND PHASE 2 OF THE MAYFIELD JUNIOR SCHOOL MASTER PLAN INCLUDING A NEW CENTER FOR TEACHING AND LEARNING AND ADDITION TO THE GYMNASIUM BUILDING
405 SOUTH EUCLID AVENUE

Project Description:

This Preliminary Consultation is for Phase 2 of the of the proposed 10-Year Master Plan for Mayfield Junior School. On the same agenda as this Preliminary Consultation, the Design Commission will conduct an Advisory Review on the proposed Mayfield Junior School Master Plan, and its four phases of construction, on October 25, 2022. The Design Commission will 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. This Preliminary Consultation is limited to Phase 2. Future phases, subject to Design Review, will be reviewed through the Preliminary Consultation process.

Phase 1 of the proposed Master Plan does not require design review, as no above-ground structures are proposed. Phase 1 of the Master Plan calls for the demolition of the existing athletic turf field, and an addition to the existing underground parking garage at the southwest corner of the property. The new parking garage addition will be subterranean and a new artificial turf athletic field will be built on top of the garage addition.

Phase 2 of the Master Plan is subject to design review and involves the demolition and construction of above-ground structures. Phase 2 calls for the demolition of the existing library building (Building C) and for the new construction of the Center for Teaching and Learning (Building H), which is proposed to house multiple programs including a library, classrooms and offices. An addition to the basement of the existing gymnasium (Building A) is also proposed. The gymnasium addition will require the demolition of the existing basketball court; however, a new basketball court is proposed to cap the basement addition in approximately the same location. Though the gymnasium addition will be subterranean, it will be day lit at the south elevation.

The proposed Center for Teaching and Learning (Building H) is proposed to have a total gross square footage of 20,025 square feet and a maximum height of 32 feet (two stories). The proposed addition to the existing gymnasium basement (Building A) is proposed to be 5,430 gross square feet in size and one-story in height. New site fencing, landscaping and hardscape is also proposed.

Existing Site and Neighborhood Context:

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, and no dominant architectural style.

The campus underwent a Historical Resource Evaluation (HRE) on June 27, 2022. The evaluation was prepared using research provided by ESA Associates. According to the evaluation, the original building, Connelly Hall (Building F), 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 F) 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.

Additional nearby designated historical resources include;

- The South Marengo Historic District, located on South Marengo Avenue between East Bellevue Drive and East California Boulevard.
- The Don Carlos Court, listed on the National Register of Historic Places, located at 372 South Marengo Avenue.
- The Evanston Inn, listed on the National Register of Historic Places, located at 385 South Marengo Avenue.
- The Bryan Court, listed on the National Register of Historic Places, located at 427 South Marengo Avenue.
- The Home Laundry building, listed on the National Register of Historic Places, located at 432 South Arroyo Parkway.
The Delia Allen House, located at 324 South Euclid Avenue, and designated as a local landmark.

Architectural Design:

The proposed Center for Teaching and Learning (Building H) is proposed to replace an existing library building near the center of the Mayfield campus. The proposed building will be two-stories and have a maximum height of 32 feet. The massing of the building consists of three primary forms, with two rectangular volumes that form a splayed plan. At the ground floor of the southeasterly elevation, the third building form can be found: a circular form for the new server. The building is sited to provide multiple frontages, enhancing views, and maximizing interconnectivity to outdoor spaces, while incorporating sustainable design features to capture prevailing air flow, minimize solar heat gains, and provide abundant natural lighting.

The architectural inspiration for the building stems from the South Marengo Historic District with its Arts and Crafts style, multi-story, single-family residential buildings, and trees. The result is a modern building interlaced with materiality reminiscent of the Arts and Crafts movement and reflective of the campus buildings, with a structure that metaphorically evokes a tree with a narrow root at the ground, and enlarges to a canopy as the building ascends in height. Building H is designed to have a smaller ground level that will be shaded by the upper building floor and roof canopy, while providing extensive indoor and outdoor interconnectivity through expansive windows, and covered balconies. The contextual architectural theme is further accentuated through exposed wooden structural members in the columns, ceiling, roofing, and overall building envelope which is proposed to be clad in wood lap siding, stucco, and split-face CMU.

The addition to the existing gymnasium building, Building A, is proposed to have minimal impact to the campus, and no visual impact to the surrounding neighborhood. The addition to Building A, approximately 5,430 square feet, is proposed to be located at the southwest corner of Building A, where an existing basketball court is located. As part of Phase 2, the existing basketball court is proposed to be demolished, and the gymnasium addition is built in its place. The addition to the gymnasium will extend outward at the south elevation, and be capped by a new basketball court. The addition to the gymnasium will be subterranean; however, it will be day lit at the south elevation. The gymnasium addition is proposed to house primarily classrooms with additional educational programming spaces. The building addition will be constructed of split-face CMU, to match the existing base of the gymnasium, and have a rhythmic patterning of window and door openings.

Trees and Landscaping:

The tree inventory, provided by the applicant, indicates that there are 171 trees on the site and in the public right-of-way. The 28 trees in the right-of-way will not be removed. Of the 143 trees located within the campus grounds only five are protected. The Master Plan proposes to remove 15 of the on-campus trees; however, none of these are protected.

The preliminary landscape plans indicate the planting of new trees including native oaks, sycamores, and redbuds among others, with 21 trees planted during Phase 2. 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.

Applicable Design Guidelines:

- Design-Related Goals and Policies in the Land Use Element of the General Plan
- Private Realm Design Guidelines of the Central District Specific Plan

Previous/Existing Entitlements:

- Master Plan Advisory Review (MP). In conjunction with the Preliminary Consultation of the Phase 2 construction, the proposed Master Plan is concurrently before the Design Commission as an advisory review prior to review by the Planning Commission and City Council.

Approvals Needed/Project Scheduling:

- Concept and Final Design Review (Design Commission)
- Building Permits (Building & Safety Staff)

CEQA Clearance:

This is preliminary consultation regarding design review and is not subject to the California Environmental Quality Act (CEQA).

Staff Observations:

Applicable Design Guidelines:

The following design guidelines are applicable to the project and should guide further development and study of the project as it moves forward in the design review process:

Central District Specific Plan:

General Plan

- GP 7.3: Compatibility. Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.
- 10.7: Landscape. Encourage sustainable practices for landscape materials, landscape design, and land development.

Section 9 – Private Realm Design Guidelines:

- SP 1.3: Discourage developments that are internally focused at the expense of an active street environment, or developments that result in “left-over” space.
- SP 2.1: Locate and orient buildings to positively define public streets and civic spaces, such as public plazas; maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access.
- SP 4.2: Create a pleasant microclimate, including shade from summer sun, and access to winter sunlight; locate seating with considerable noontime sun and shade.
- SP 4.3: Plan deciduous trees; shade and sunlight are most effectively regulated through the planting of deciduous trees that are sizable at maturity, although this does not prohibit evergreens and palms.
- SP 5.1: Utilize a landscape palette that reflects the history, culture, and climate of the Central District; in general, use a rich, yet coordinated palette of landscape materials to provide scale, texture, and color.
- SP 5.2: Encourage the use of on-site planting, furniture, lighting and site details that respect the landscape character of the immediate area and support the design intentions of the building architecture.
- BD 1.1: Design visually attractive buildings that add richness and variety to the Downtown environment, including creative contemporary architectural solutions.
- BD 1.2: Integrate new development with its surroundings, emphasizing functional and visual continuity while admitting individual expression.
- BD 1.3: Establish a harmonious transition between newer and older buildings; compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- BD 3.3: Respond to the regulating lines and rhythms of adjacent buildings that also support a street-oriented environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, and windows.
- BD 3.4: Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- BD 4.6: Restrict the use of reflective, opaque, and highly tinted glass.
- BD 5.1: Provide well-marked, articulated building entrances oriented to streets and public space.
- BD 5.3: Relate the size and scale of a main building entrance to the overall width and height of the building and its ground floor “base.”

- BD 5.4: Accentuate the entrances to a building's main lobby or interior office space; these main building entrances should be prominent in terms of size, articulation, and use of materials.
- BD 5.7: Encourage the use of highly crafted materials or civic art pieces to accentuate the appearance of entrances.
- BD 8.5: Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces, including alleys; use methods of rooftop screening that are integral to the building's form.

Potential Design Issues:

- A curvilinear form is located at the ground floor of Building H to house the server. While this "form follows function" is relevant for the particular spatial programming, the exterior form is inconsistent with the overall rectangular forms of the building, and the orthogonal forms of the overall campus buildings. It is encouraged for all building components to be complementary to each other, including form and character. Study how the form interplays with the overall building volumes and the adjacent buildings. If a curvilinear form is proposed, it should be expressed throughout the building, or at least throughout the base level to fully juxtapose and engage with the architecture, rather than appearing as a visually disconnected building appendage.
- Though Building H has prominence in siting, form, and overall architectural design towards the campus, it remains obscured from the public realm along Euclid Avenue. Consider providing unobstructed axial arrangements in the planning of associated landscape/hardscape elements to create view corridors from this street in order to remedy the building's visual obstruction.
- Consider providing prominent, easily discernable, accented entries to Building H through form, materiality, and location to enhance the overall building's usability, accessibility, and significance to the campus.
- The project, particularly Building H, should demonstrate compatibility to the adjacent buildings through regulating horizontal lines to establish a harmonious addition to the campus.
- Though the addition to the gymnasium, Building A, is a basement level, it does day light at the north end of the new proposed athletic field. Consider applying additional architectural materials to ensure the exposed southern façade is compatible with the quality of materials used throughout the campus.
- As the project plans are developed, ensure that all mechanical equipment and service systems are hidden from view. The purity of the shed roof form of Building H will be compromised with the addition of roof-mounted mechanical equipment; ensure that the purity of the architecture remains intact with the integration of mechanical systems.

Project Scheduling/Sequencing:

The Master Plan is subject to the following the schedule:

- Master Plan Advisory Review by the Design Commission, to occur on October 25, 2022
- Master Plan Advisory Review by the Planning Commission
- Master Plan Review and Action by City Council

After adoption of the Master Plan, the phases are subject to the following schedule:

- Phase 2 - Concept and Final Design Review by the Design Commission
- Phase 2 - Building Permits

Remaining Phases

- Preliminary Consultation
- Concept and Final Design Review by the Design Commission
- Building Permits

Respectfully Submitted,



Jennifer Paige, AICP
Acting Director of Planning & Community Development
Department

Prepared by:



Edwar Sissi
Planner

Reviewed by:



Kevin Johnson
Principal Planner

Attachments:

- A. Project Plans, and Site
- B. Design Evolution and Renderings
- C. Project Narrative
- D. Phased Project Itemizations
- E. Environmental Assessment Form