



Planning & Community Development Department

Hillsides Master Plan

Community Meeting
November 11, 2014





Master Plan Process

Planning & Community Development Department

Q: Why is Hillsides filing a Master Development Plan?

A: Master Development Plans are mandated by the Zoning Code for institutional uses over 2.0 acres in area.



Master Plan

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Zoning Code Section 17.61.050.I

Master Plans, also known as Master Conditional Use Permits, shall be processed in compliance with the following provisions:

- Establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time; and
- 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.



Master Plan Process

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Predevelopment Plan Review



Design Commission – Preliminary Consultation



Master Plan Submittal / Review



Design Commission – Advisory Review



Planning Commission – Recommendation



City Council – Decision



Project Site and Master Plan Boundary

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Master Plan Summary

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The Master Development Plan allows for:

- The construction of a multi-purpose building housing food preparation areas, dining room, recreational space for art and music rooms
- Enhanced parking on lower campus
- The addition of 54 new parking spaces in the lower level of the parking garage
- Improved entrance into campus with kiosk
- No change in the number of children served or staff



Project Scope

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- Four phases
- Demolition of one structure @ 5,978 sf
- Construction of two structures
 - > New Multi-Purpose Facility @ 9,635 sf
 - > Subterranean Parking Garage @ 24,350 sf
- Parking & Circulation Improvements
- Renovate Administration complex
- Relandscape areas around campus
- No Increase in students capacity or faculty



Phase 1

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- Relocate existing Swimming Pool
- Improvements to outdoor recreation space
- Enhanced campus entrance and kiosk
- Landscape improvements



Phase 2

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- Demolition of existing 5,978 sf recreation facility
- Construction of new 9,635 sf multi-use structure
- Construction of new 24,350 sf subterranean parking garage
- Restoration of main playing field
- Landscape improvements



Phase 3

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- Development of additional parking in front of the Administration Building and area south of the Education Center
- Landscape improvements



Phase 4

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- Renovation of North and South Annexes, Administration Building
 - > Fire exiting improvements
- Complete landscape improvements



Environmental

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- **Technical Studies**
 - > Air Quality
 - > Geotechnical
 - > Noise
 - > Parking Assessment Study – parking management strategies
- **Concluded No Significant Impact**
 - > Categorical Exemption



Next Steps

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- **Design Commission**
 - > December 9, 2014
- **Planning Commission**
 - > January 28, 2015
- **City Council**
 - > February 23, 2015
- **All dates to be confirmed with public notice**



Written Comments

Planning & Community Development Department

- **USPS:**

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For More Information

Planning & Community Development Department

Draft technical reports available for public review at the link below:

- http://cityofpasadena.net/Planning/Environmental_Notices/



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