



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SPECIAL PUBLIC HEARING

ARTCENTER COLLEGE OF DESIGN MASTER PLAN South Campus: 870, 888, 950, 988 S. Raymond Avenue and 1111 S. Arroyo Parkway Hillside Campus: 1700 Lida Street

DATE: October 26, 2017

TO: Agencies, Organizations, and Interested Parties

FROM: City of Pasadena, Planning & Community Development Department
175 N. Garfield Ave., Pasadena, CA 91101

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the ArtCenter College of Design Master Plan and Notice of Public Hearing before the Planning Commission

NOTICE IS HEREBY GIVEN: The City of Pasadena has completed the Draft Environmental Impact Report (EIR) for the proposed ArtCenter College of Design Master Plan. The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). Additionally, the City's Planning Commission will hold a public hearing to provide comments on the Draft EIR and to receive comments from the public on the Draft EIR. The Draft EIR is available for public review during the following public review period:

PUBLIC REVIEW PERIOD: October 26, 2017 – December 11, 2017. Comments must be received no later than 5:30 p.m. on December 11, 2017.

PUBLIC HEARING: The Planning Commission will hold a special public hearing to provide comments on the Draft EIR and to receive comments from the public on the Draft EIR, as follows:

Date: Wednesday, November 8, 2017
Time: 7:00 p.m.
Place: ArtCenter College of Design, South Campus
1111 S. Arroyo Parkway, Suite 200
Pasadena, CA 91105

A model of the proposed Master Plan construction will be available for viewing in Suite 445 from 6:00 p.m. to 7:00 p.m.

COMMENTS: Comments on the Draft EIR may be submitted in writing during the public review period noted above and orally at public hearings or meetings considering this document. Written comments must be sent to David Sinclair, Senior Planner, 175 N. Garfield Avenue, Pasadena, CA, 91101, or dsinclair@cityofpasadena.net. If you wish to challenge the Draft EIR in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meeting where this document was considered or in written correspondence delivered to the City at, or prior to, the public hearing.



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PROJECT DESCRIPTION: The ArtCenter College of Design (ArtCenter) proposes a 15-year Master Plan (the Project) that focuses growth on its South Campus, while providing for infrastructure improvements and building renovations on its Hillside Campus. The Project would be implemented in two phases, with Phase I occurring in the first five years of the Master Plan and Phase II occurring in the final ten years. It is anticipated that upon completion of the Project, total enrollment within ArtCenter would increase from its current enrollment of approximately 2,000 full-time equivalent (FTE) students to a maximum of 2,500 FTE students and increase faculty/staff from 753 faculty/staff members to approximately 994 faculty/staff members between the two campuses.

At the South Campus, the Project would include renovations to existing buildings, demolition of existing buildings and surface parking, construction of new buildings for student housing, construction of outdoor “quad” areas, and construction of a campus cycleway and mobility hub. Phase I work on the South Campus would occur at 950 S. Raymond Avenue, 988 S. Raymond Avenue, and 1111 S. Arroyo Parkway. The existing building at 950 S. Raymond Avenue would be renovated with a new mezzanine level, while the surface parking on 988 S. Raymond Avenue would be demolished in order to accommodate an eight-story building that would include student housing and other campus uses. A mobility hub, which would include a shuttle pick-up/drop-off area, bike parking, and a car sharing fleet, would be constructed. In addition, a compressed natural gas (CNG) fueling facility may potentially be installed within the mobility hub. The existing building on 1111 S. Arroyo Parkway would be renovated, including the installation of one digital gallery on its eastern-facing façade; an eight-story building with student housing and other campus uses would replace existing surface parking. Phase I also includes construction of a large main “quad” area bridging over the Metro Gold Line and a subterranean tunnel under the Gold Line to connect the subterranean parking areas.

Phase II work on the South Campus would take place on 870 and 888 S. Raymond Avenue. The existing surface parking and building at 888 South Raymond Avenue, as well as the surface parking at 870 S. Raymond Avenue, would be demolished and replaced with four eight-story buildings that would include student housing and other campus uses, constructed over a common podium, which would include a “quad” area and subterranean parking.

Both Phases I and II include construction of portions of a cycleway throughout the South Campus. The proposed cycleway would serve as a campus circulation spine for pedestrians, cyclists, electric carts, and others, and would link all school buildings along S. Raymond Avenue.


On the South Campus, the properties located west of the Metro Gold Line are located within the South Fair Oaks Specific Plan. 950 and 988 S. Raymond Avenue are zoned PS (Public, Semi-Public) and 870 and 888 S. Raymond Avenue are zoned IG-SP-2-HL-56 (Industrial General, South Fair Oaks Specific Plan, Height Limit - 56 feet). A Zoning Map Amendment is proposed to change the zoning of 870 and 888 S. Raymond Avenue from IG-SP-2-HL-56 (Industry General, South Fair Oaks Specific Plan, Height Limit 56 feet) to PS (Public and Semi-Public). The property located east of the Metro Gold Line at 1111 S. Arroyo Parkway is located within the Central District Specific Plan and zoned CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks). A Zoning Map Amendment is proposed to change the zoning from CD-6 to PS.

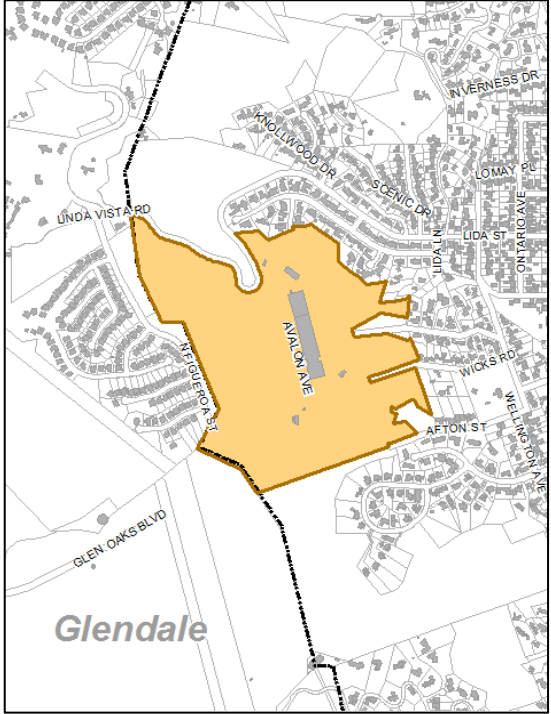
Improvements within the Hillside Campus would include renovations, reconstruction, and additions to existing buildings, additional parking, installation of a CNG fueling facility and photovoltaic (PV) solar cell canopies within the parking lots, and modifications to campus access. The Hillside Campus is currently designated Institutional under the City’s General Plan and is mostly zoned PS (Public, Semi-Public) with an undeveloped portion zoned RS-2-HD (Single-Family Residential, 0-2 lots per acre, Hillside Overlay District); no development is proposed on the undeveloped portions of the Hillside Campus.



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PROJECT LOCATION:

South Campus	Property Information
	<p>Project Site:</p> <ul style="list-style-type: none"> • <u>Cross Streets:</u> <ul style="list-style-type: none"> ○ S. Raymond Avenue and S. Arroyo Parkway between Fillmore Street and Glenarm Street • <u>Addresses:</u> <ul style="list-style-type: none"> ○ 870, 888, 950, 988 S. Raymond Avenue; and ○ 1111 S. Arroyo Parkway, Pasadena, Los Angeles County, California <p>General Plan Designation:</p> <ul style="list-style-type: none"> • Institutional <p>Zoning District:</p> <ul style="list-style-type: none"> • IG-SP-2-HL-56 (Industry General, South Fair Oaks Specific Plan, Height Limit - 56 feet) • CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks)

Hillside Campus	Property Information
	<p>Project Site:</p> <ul style="list-style-type: none"> • <u>Cross Streets:</u> <ul style="list-style-type: none"> ○ Lida Street between Pegfair Lane and Figueroa Street • <u>Address:</u> <ul style="list-style-type: none"> ○ 1700 Lida Street, Pasadena, Los Angeles County, California <p>Zoning District:</p> <ul style="list-style-type: none"> • PS (Public, Semi-Public) <ul style="list-style-type: none"> • RS-2-HD (Single-Family Residential, 0-2 lots per acre, Hillside Overlay District) <p>General Plan Designation:</p> <ul style="list-style-type: none"> • Institutional • Low Density Residential



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APPROVALS NEEDED: Master Plan; Zoning Map Amendment; Zoning Code Amendment; Vesting Tentative Tract Map; Development Agreement; City Council Approval for an Exemption to the Noise Ordinance; Conditional Use Permit for the sale of alcoholic beverages; Minor Conditional Use Permit for parking; Public Tree Removal; Private Tree Removal; Design Review; and a Master Sign Plan.

In addition, approval by Metro would be needed in order to encroach into the Metro Gold Line right-of-way, in order to accommodate the pedestrian bridge, main quad, and underground tunnel. Also, issuance of Streambed Alteration Agreement by California Department of Fish and Wildlife and approval from Regional Water Quality Control Board would be required in the event of potential encroachment into waters of the State during construction of the South Building expansion. Additional permits and approvals from other outside agencies may potentially be required as well.

ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR analyzed the following environmental topics: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services (Fire Protection), Traffic, and Utilities and Service Systems (Water Supply and Infrastructure, Wastewater, Solid Waste, and Energy).

The Draft EIR identified potentially significant effects related to the following topics: Biological Resources, Cultural and Tribal Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Traffic. With incorporation of mitigation measures, the Draft EIR determined that all potentially significant effects would be reduced to a less-than-significant level.

HAZARDOUS MATERIAL SITES: Between both the Hillside Campus and South Campus, only 870 S. Raymond Avenue is listed on a hazardous material list pursuant to Section 65962.5 of the Government Code. 870 S. Raymond Avenue was listed as a California Department of Toxic Substances Control Voluntary Clean-up Site in 2001. In 2006 a removal action was completed at the site, and as of 2007 all accessible soil had been remediated. No new construction is proposed on this property that would expose any remaining contaminants.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR may be viewed on the City of Pasadena website at: www.cityofpasadena.net/planning/art-center-college-of-design-master-plan. The Draft EIR is also available during regular business hours at:

- Office of the City Clerk, 100 N. Garfield Avenue, Room S228, Pasadena, CA.
- City of Pasadena, Permit Center (Window #3), 175 N. Garfield Avenue, Pasadena, CA, 8:00 a.m. through 5:00 p.m. Monday through Thursday, and between 8:00 a.m. and 3:00 p.m. on alternating Fridays.
- Pasadena Central Library, 285 E. Walnut Avenue, Pasadena, CA.
- Allendale Library, 1130 S. Marengo Avenue, Pasadena, CA.
- Linda Vista Branch Library, 1281 Bryant Street, Pasadena, CA.

Additionally, all documents referenced in the Draft EIR can be reviewed upon request at the City of Pasadena Permit Center (see address and business hours above).

For additional information, please contact David Sinclair, Senior Planner, (626) 744-6766, dsinclair@cityofpasadena.net.

ADA: In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.