



ARROYO PACIFIC ACADEMY SPECIFIC PLAN

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INTRODUCTION

1.1 SPECIFIC PLAN PURPOSE

A Specific Plan is a regulatory tool used by local governments to implement their General Plans and to guide development in localized areas. While General Plans are the primary guides for growth and development, Specific Plans focus on the unique characteristics of a particular area by customizing land use regulations and planning processes to that area.

The purpose of the Arroyo Pacific Academy Specific Plan is to create an educational campus that is pedestrian-oriented and integrated with the surrounding area. More specifically, the Specific Plan creates a zone for a high school use on N. Santa Anita Avenue at the edge of Downtown Arcadia.



Figure 1.1 The main campus is located at 41 W. Santa Clara Street.



Figure 1.2 The Clarke Center at 400 Rolyn Place is a 5-minute walk from the main campus.



Figure 1.3 City of Arcadia General Plan

This Specific Plan is an ideal tool for the City to implement the provisions of the City's General Plan in a neighborhood where educational and neighborhood-serving uses have successfully emerged. The Specific Plan offers the City a set of standards specifically created for the Arroyo Pacific Academy to integrate the school into its surroundings and to ensure that the educational use positively influences changing land use patterns.

This document creates a new zone, lists a discrete set of allowed uses, and establishes development standards that enable school consolidation and expansion in a manner that allows surrounding uses to evolve unimpeded. The Specific Plan is to be used by property owners, governing bodies, and City staff as a set of regulations containing district-specific land use policy, development standards, and guidelines for development. The Specific Plan contains seven chapters.

- Chapter 1 explains the plan purpose and its relationship to other planning documents.
- Chapter 2 provides an overview of the planning area, including a description of existing uses and conditions.
- Chapter 3 states the vision and goals, and illustrates the future site plan.
- Chapter 4 establishes a land use plan that replaces prior zoning for the subject property, describes the new land use zone, lists allowed land uses, and defines standards, including those for parking, setbacks, fences and walls, architecture, and more.
- Chapter 5 describes and illustrates pedestrian circulation, transit access, and vehicular circulation.
- Chapter 6 identifies existing and planned infrastructure and services.
- Chapter 7 explains how the plan will be implemented through the City's plan review process.

1.2 BACKGROUND

Historically, the Specific Plan area and its surroundings have been used for manufacturing and offices. However, the neighborhood has transitioned over time as entrepreneurs have introduced educational, health, and recreational uses. Such neighborhood-serving uses have generated an increase in foot traffic along Rolyn Place and on adjacent streets. An existing private high school, Arroyo Pacific Academy, is one of those uses. Since 2012, the school has operated from two facilities with frontages on Rolyn Place approximately five hundred (500) feet apart, on opposite sides of the street and separated by other businesses.

The intent of the Specific Plan is to consolidate the school onto a single campus and to guide expansion for the future. The Specific Plan is located on two properties totaling approximately 1,694 acres and the future campus is intended to include three buildings.

PROPERTY 1: PARCELS 5775-022-036, -037, -038, -039, AND -044 (PM 193-64-65)

Property 1 is approximately 44,020 square feet and developed with an existing 16,440-square-foot office with an address of 325 N. Santa Anita Avenue. The property includes multiple assessor parcels and legal lots, which were created for the purpose of commercial leasing. This Specific Plan envisions the renovations to the existing building as well as the addition of a new 5,678-square-foot structure. The new structure forms a consistent, pedestrian-scale façade along N. Santa Anita Avenue and screens parking from public view.

PROPERTY 2: PARCEL 5775-022-027

Property 2 is approximately 19,520 square feet and developed with an existing 15,050-square-foot structure with an address of 400 Rolyn Place. The building is known as The Clarke Center.



Figure 1.4 City of Arcadia's Urban Design Framework

Arroyo Pacific Academy is a four-year college preparatory high school for local and international students. Local and international students live throughout the region with about forty-one percent (41%) from Arcadia, thirty-eight percent (38%) in communities served by the Metro Gold Line, and twenty percent (20%) who live in other parts of the San Gabriel Valley and beyond.

The academy was established in 1998 at 100 East Live Oak Avenue in Arcadia. After outgrowing its original grounds in 2002, the academy received a conditional use permit to operate a "prep school and learning center" for up to one hundred fifty (150) students. The approved site was an office building at 41 W. Santa Clara Street, about five hundred (500) feet south of the Specific Plan area.

A decade later, in 2012, Arroyo Pacific Academy applied for and received a conditional use permit for a second building at 400 Rolyn Place, within walking distance of the main school building. The Clarke Center was approved to be a "trade school/education center" with state-of-the-art technology, arts, and fitness facilities for a maximum of eighty (80) students and five (5) employees.

Since 2012, Arroyo Pacific Academy has operated school and school-related activities at 41 W. Santa Clara Street and 400 Rolyn Place. Together the facilities offer space for up to two hundred thirty (230) students and twenty-five (25) employees.

Recognizing a steady pattern of growth from 1998 to 2016 and an opportunity to offer students and staff campus experience, the academy has developed this Specific Plan, which seeks to accommodate two hundred fifty-eight (258) students.

This Specific Plan creates a three-building campus with improved pedestrian access, internal walking paths, modern educational facilities, bicycle parking, improved vehicular ingress and egress, and room to accommodate continued growth. The project involves vacating the main campus building at 41 W. Santa Clara Avenue and relocating the main campus building to a renovated office building located at 325 Rolyn Place, and constructing a new building between 325 Rolyn Place and N. Santa Anita Avenue. The renovation and construction will result in twenty (20) new classrooms, kitchen and dining facilities, a library, a conference room, offices, and storage.

The daily school schedule begins at 8:30 a.m. and lasts until 3:45 p.m. Monday through Friday with occasional classes on Saturdays from 8:30 a.m. to 2:00 p.m. Student life is enriched by a wide variety of on- and off-campus co-curricular activities that take place after 3:45 p.m. Those activities include musical arts, theater arts, visual arts, student government, team sports and fitness, student clubs, and community service. To showcase their accomplishments, student groups present events integral to the school such as performances and art shows. A few times each year, the school hosts events for students and alumni. These events often last later into the evening than typical school programs.

The facilities are also used by community groups. For example, the teaching theater is used twice each year by the Arcadia Jewish Federation. On occasion, visiting groups use the facilities for technical and arts programs. Summer school is offered in June and July.

1.3 RELATIONSHIP TO OTHER PLANS, POLICIES, AND CEQA

The City of Arcadia adopted its General Plan in November 2010. The plan represents the community's view of its future and guides development within Arcadia's city limits for the next twenty-five (25) years and beyond. The Arroyo Pacific Academy Specific Plan is consistent with the General Plan and provides standards to guide development within the planning area, recognizing the unique characteristics of the educational center in the context of the Santa Anita Avenue corridor and Downtown Arcadia. Future development proposals within the planning area must be consistent with this Specific Plan.

GENERAL PLAN CONSISTENCY

The Arroyo Pacific Academy Specific Plan is consistent with the City's General Plan and supports goals located therein. The table on the following pages ([*Table 11 General Plan Consistency*](#)) includes General Plan goals, policies, and a summary of how the Specific Plan is consistent with each.

TABLE 1.1 GENERAL PLAN CONSISTENCY

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
LAND USE AND COMMUNITY DESIGN		
Goal LU-1: "A balance of land uses that preserves Arcadia's status as a Community of Homes and a community of opportunity"	Policy LU-12: "Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live."	<ul style="list-style-type: none"> ➤ The private school offers diversity to the local mixture of office, retail, and small-scale manufacturing in the area. ➤ Teaching and administrative positions offer high-quality jobs. ➤ Students, staff, and visitors spend money in local businesses. ➤ Social and cultural programming is open to the public.
	Policy LU-17: "Encourage developments to be placed in areas that reduce or better distribute travel demand."	<ul style="list-style-type: none"> ➤ School expansion within walking distance of Downtown and transit facilities generates less traffic than school expansion in peripheral areas of the city.
	Policy LU-18: "Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking."	<ul style="list-style-type: none"> ➤ The site incorporates end-of-trip facilities, such as existing showers and lockers and new secure bicycle parking, which support bicycling and walking.
Goal LU-6: "Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development"	Policy LU-6.4: "Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses."	<ul style="list-style-type: none"> ➤ Features of the site include modern architectural materials and elements that complement other projects on the Santa Anita Avenue corridor. ➤ The parking lot facing Santa Anita Avenue is screened from public view.
	Policy LU-6.6: "Develop landscaping that is compatible with the City's water efficient landscape ordinance and façade standards for commercial properties, and require all new development to adhere to them."	<ul style="list-style-type: none"> ➤ Landscaping improvements include a water-efficient plant palette and irrigation system.
	Policy LU-6.11: "Provide mature street trees, continuous landscaping (that includes drought-tolerant plants), and pedestrian amenities along corridors and within districts to create a more visually pleasing and cohesive streetscape."	<ul style="list-style-type: none"> ➤ Street trees line the building along Santa Anita Avenue and enhance pedestrian experience and aesthetics of the corridor. ➤ The plant palette includes drought-tolerant plants.

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
Goal LU-10: "A thriving Downtown, with healthy commercial areas supported by high-quality, residential uses and supportive of the Metro Gold Line transit station"	Policy LU-10.1: "Provide diverse housing, employment and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit- and pedestrian-oriented development patterns that are appropriate to the core of the City."	<ul style="list-style-type: none"> ➤ Site design is compact and incorporates elements that support pedestrians and transit riders. ➤ The facilities include employment and cultural programming within walking distance of Downtown and proximate transit services include both bus and rail.
	Policy LU-10.3: "Work toward establishment of public gathering areas in Downtown to bring public activities and civic events into Downtown."	<ul style="list-style-type: none"> ➤ School facilities include an assembly area where Downtown residents and visitors may attend cultural and civic events.
	Policy LU-10.5: "Encourage the transformation of Santa Anita Avenue into a premier office corridor by offering incentives for development while at the same time requiring the high-quality amenities that will attract the kinds of businesses the City would like to see."	<ul style="list-style-type: none"> ➤ Architectural elements of the school are designed to complement recent entitlement and development activity on N. Santa Anita Avenue, including the expansion of the Rusnak auto dealership and a new medical office and retail building at the intersection of Santa Clara Avenue. ➤ The campus buildings are designed to accommodate both school and office uses. ➤ Conversion from classrooms to office space is possible with limited tenant improvements.
	Policy LU-10.11: "Buildings should be oriented to the pedestrian and the street."	<ul style="list-style-type: none"> ➤ The new structure facing N. Santa Anita Avenue is designed to create a comfortable pedestrian environment with a two-story building edge softened by street trees.
	Policy LU-10.12: "Encourage architecture that uses quality, lasting building materials; provides building scale that relates to intimate nature of Downtown; and applies a unified theme."	<ul style="list-style-type: none"> ➤ Building materials include anodized aluminum, colored stucco, and a curtain wall on aluminum frame, which are all quality lasting materials. ➤ The scale of the structures are consistent with the scale of other buildings in the Downtown. ➤ The design of the new structure and renovations of existing structures represent a unified modern theme.

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
ECONOMIC DEVELOPMENT		
Goal ED-1: "A mix of land uses and development incentives that work to retain existing business and attract new enterprises that generate tax revenues and high-quality jobs"	Policy ED-1.10: "Develop and implement effective business retention and business attraction programs designed to preserve and enhance Arcadia's economic base. Include as part of the overall strategy collaboration with local businesses and other representatives and development and implementation of an Economic Development Strategic Marketing Plan."	<ul style="list-style-type: none"> ➤ By adopting this Specific Plan, the city retains and enhances a business that has been in the city since 1998. ➤ Students, staff, and visitors represent spending consumers who support surrounding office, retail, and entertainment uses.
Goal ED-2: "Re-creation of Downtown as the social and symbolic 'Heart of the City'"	Policy ED-2.1: "Work proactively to eliminate physical and business deterioration within the Downtown area."	<ul style="list-style-type: none"> ➤ School expansion includes renovation of office and manufacturing buildings that were vacant as a result of office and manufacturing businesses having left Arcadia for other areas where rents and surrounding infrastructure are more supportive of their investment.
	Policy ED-2.3: "Adjust parking standards for Downtown to allow for shared parking arrangements, use of public parking lots and structures, and reduced parking requirements."	<ul style="list-style-type: none"> ➤ Through adoption of this Specific Plan, the City of Arcadia adjusted standards to allow for a reduced parking requirement that balances calculated parking demand and efficient use of land.
Goal ED-4: "Continued revitalization of public infrastructure and private properties within the redevelopment project area"	Policy ED-4.6: "Support and encourage redevelopment opportunities such as community revitalization programs and redevelopment plans focused on policies for high-quality development in the project area, and use Redevelopment Agency funds as a means of achieving transit-supportive development surrounding the Metro Gold Line station."	<ul style="list-style-type: none"> ➤ This Specific Plan revitalizes an underutilized property. If the proposed school closes in the future, the closure would return a desirable building to the pool of office space for lease in an area appropriate for transit-supportive development.
	Policy ED-4.7: "Adjust development standards as needed to ensure that parking and zoning regulations enhance redevelopment opportunities and do not preclude project feasibility."	<ul style="list-style-type: none"> ➤ Through adoption of this Specific Plan, the City of Arcadia ensures that parking and zoning regulations allow for redevelopment of previously underperforming commercial properties.

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
Goal ED-5: "A public image of Arcadia that promotes and reinforces the City's special qualities and resources as a means of attracting businesses and economic opportunities"	Policy ED-5.2: "Promote and encourage civic services, community activities, and cultural amenities that enhance the City's image and the local quality of life."	➤ The school hosts civic, community, and cultural amenities that contribute to the high quality of life to residents and visitors to the Downtown area.
CIRCULATION AND INFRASTRUCTURE ELEMENT		
Goal CI-1: "An efficient roadway system that serves all of Arcadia, supports all transportation modes and balances the roadway system with planned land uses"	Policy CI-1.3: "Maintain a maximum Level of Service (LOS) D throughout the City."	➤ School expansion will not negatively impact the level of service accommodated on N. Santa Anita Avenue, Santa Clara Street, or Huntington Avenue.
Goal CI-3: "Enhanced local and regional transit service"	Policy CI-3.8: "Encourage private efforts to connect Gold Line riders to local places of employment."	➤ The school embraces the Gold Line and offers incentives to students and staff throughout the transit corridor to commute to the campus by rail.
Goal CI-4: "Connected, balanced, and integrated bicycle and pedestrian networks that provide viable alternatives to use of the car"	Policy CI-4.3: "Encourage the establishment of secure bike parking facilities throughout the City."	➤ The site plan includes twenty-five (25) secure bicycle parking spaces in a convenient location for students, staff, and visitors.
	Policy CI-4.8: "Require that development projects within commercial districts provide pedestrian-focused access independent from vehicle entrances, as feasible."	➤ The N. Santa Anita Avenue frontage includes an access for pedestrians separate from the vehicle entrance.
Goal CI-7: "Parking facilities that support diverse parking needs"	Policy CI-7.1: "Ensure that parking requirements in the City's zoning regulations appropriately reflect the needs of businesses, residents, and institutions, and the evolving nature of personal transportation (for example, electric or other alternative fuel vehicles, car sizes, increased bicycle use."	➤ The parking requirement in this Specific Plan reflects the unique parking patterns of the school and includes bicycle and vehicular parking.

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
PARKS, RECREATION, AND COMMUNITY RESOURCES		
Goal PR-1: "Providing superior parks, public spaces, and recreation facilities to meet the community's evolving needs"	Policy PR-1.8: "Explore opportunities to create joint-use community space at facilities owned by private organizations such as faith-based groups, service clubs, banks, and hospitals."	➤ The Clarke Center offers spaces to community members to use for a wide variety of activities including special events, community meetings, athletic activities, and more through the City's temporary use permit process.
	Policy PR-1.18: "Develop additional indoor facilities for senior citizens, youth, and overall community use."	➤ Indoor facilities at the Clarke Center may be used for senior citizens, youth, and community members for health and wellness, civic, and cultural activities through the City's temporary use permit process.
Goal PR-3: "Ensuring that trees and the urban forest make a continuing and significant contribution to community character"	Policy PR-3.6: "Ensure that existing mature trees on private property are considered in the planning and development process and are retained to the greatest extent feasible."	➤ All efforts were made to retain existing mature trees on the site; when existing trees cannot be saved, the landscaping plan includes replacement trees to maintain the benefits of the city's urban forest.
Goal PR-5: "Recreation, education, enrichment, and social service programs that respond to a broad range of community interests, promote healthy lifestyles, and meet the needs, desires, and interests of the Arcadia community"	Policy PR-5.7: "Support the needs of Arcadia's youth to engage in recreation and education, and expand opportunities for youth to be involved as volunteers in a multitude of programs."	➤ Arcadia's youth, regardless of whether or not they are full-time students, are invited to participate in recreational, educational, and community service activities at the school and throughout the region.
Goal PR-8: "Continued recognition and support of the diverse historical and cultural organizations that celebrate and enrich the community"	Policy PR-8.1: "Support programs that promote a full range of cultural activities and their appreciation among all age groups, all levels of education, and all cultural backgrounds."	➤ School programs include student travel, musical arts, theater arts, visual arts, team sports and fitness, student clubs, student performances, and special events that are open to all members of the Arcadia community and region.
	Policy PR-8.2: "Nurture and support local arts organizations, and promote the appreciation of and involvement in the creative and performing arts."	➤ Campus facilities include performance spaces and studios that may be used by students.

GOAL	POLICY	SPECIFIC PLAN CONSISTENCY
Goal PR-10: "A healthy Arcadia"	Policy PR-10.1: "Encourage physical activity in residents of all ages and income levels through various efforts such as developing and providing health-oriented classes; encouraging walking to school; maintaining programs that stress physical activity; continually supporting City-sponsored and private sports and recreation leagues; and providing convenient access to parks and other outdoor spaces."	<ul style="list-style-type: none"> ➤ The school offers health-oriented classes and encourages staff and students to walk or ride bicycles to school. ➤ A campus fitness center is available for students and others to use in pursuit of lifelong fitness.
	Policy PR-10.2: "Assist in the reduction of childhood obesity by increasing opportunities for outdoor recreation and promoting physical activity within and outside of school and child care settings."	<ul style="list-style-type: none"> ➤ Physical activity is an important part of the school's curriculum as well as its co-curricular programming, which promotes healthy lifestyles that combat obesity and chronic disease.
RESOURCE SUSTAINABILITY		
Goal RS-1: "Continued improvement in local and regional air quality"	Policy RS-1.4: "Lower the emissions caused by motor vehicles through Transportation Demand Management strategies and land use patterns that reduce vehicle miles traveled."	<ul style="list-style-type: none"> ➤ The school Transportation Demand Management strategy includes incentives for students and staff to use alternative forms of transportation to commute to campus.
Goal RS-6: "A higher level of waste reduction and recycling city-wide relative to 2009 achievements"	Policy RS-6.5: "Continue and expand public education and outreach programs regarding reduction and recycling of materials."	<ul style="list-style-type: none"> ➤ The school seeks to educate students, staff, and visitors about the importance of recycling and implements recycling of materials on campus including paper, glass, plastic, electronic waste, and more.

PUBLIC HEALTH, SAFETY, WELFARE, AND LAND USE

Through this Specific Plan, Arroyo Pacific Academy consolidates two separate educational facilities previously approved by conditional use permits. In addition, the Specific Plan accommodates expansion of the facilities. This Specific Plan ameliorates safety concerns that resulted from the educational facilities being located in two different locations fronting Rolyn Place. The new campus does not pose adverse public health, safety, or welfare concerns.

In addition, by consolidating the land use and integrating it into the N. Santa Anita Avenue corridor, the land use pattern is improved. Rather than two separate educational facilities intermixed with manufacturing uses, the Specific Plan creates a center of education located between the N. Santa Anita Avenue commercial corridor and the mix of manufacturing, office, and transportation uses on Rolyn Place. The Specific Plan area is also adjacent to health and retail businesses frequented by students, staff, and school visitors.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) has been prepared in accordance with the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3 Section 15000-15387), and State CEQA Guidelines Sections 15070 through 15075 in particular, to analyze the environmental impacts of the Arroyo Pacific Academy Specific Plan. The MND establishes the existing, on-site environmental conditions and evaluates the potential impacts of this Specific Plan. The MND references project design features and includes various mitigation measures that will be implemented through either the Mitigation Monitoring and Reporting Program or Conditions of Approval.



2

PLAN AREA CONTEXT

This chapter provides the reader with a summary about the project area, including location, description, and existing conditions.



Figure 2.1 (Top) New yoga studio located on Rolyn Place.

Figure 2.2 (Bottom) The ARC is a rock climbing gym located near the Specific Plan area.

2.1 PLAN AREA DESCRIPTION AND LOCATION

As shown on [Figure 2.3 Vicinity Map](#), the Specific Plan area is located on N. Santa Anita Avenue within walking distance of Downtown Arcadia, the bus depot, and the Metro Gold Line station. N. Santa Anita Avenue is envisioned as a premier corridor with hospitality uses and office spaces, particularly medical office spaces, and high-quality amenities to attract business investment. The Specific Plan is also a part of Downtown Arcadia where the newly opened Metro Gold Line extension is anticipated to promote Downtown as a destination for visitors and a catalyst for transit-oriented development.

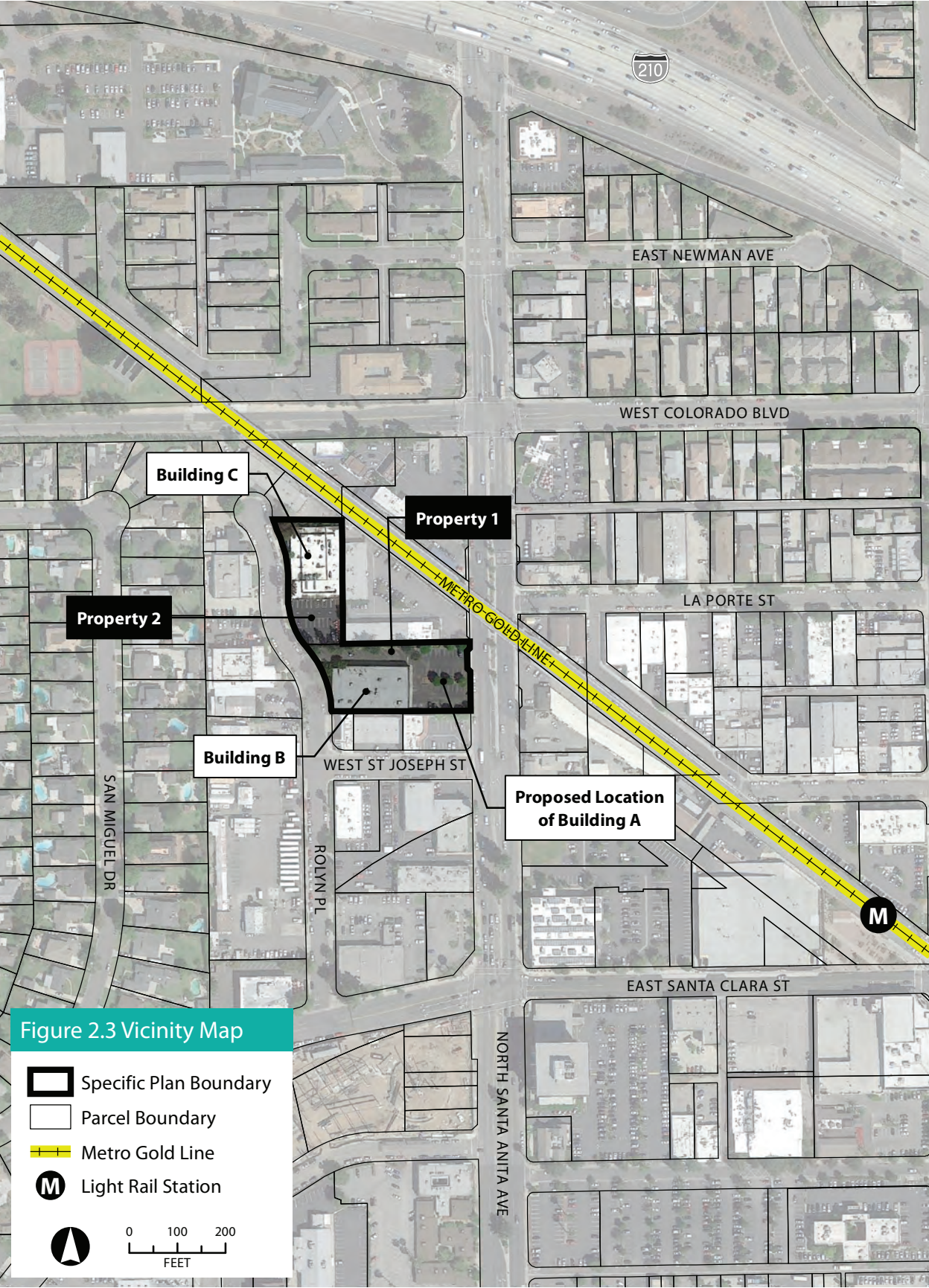




Figure 2.4 Portions of the walk have sidewalks.

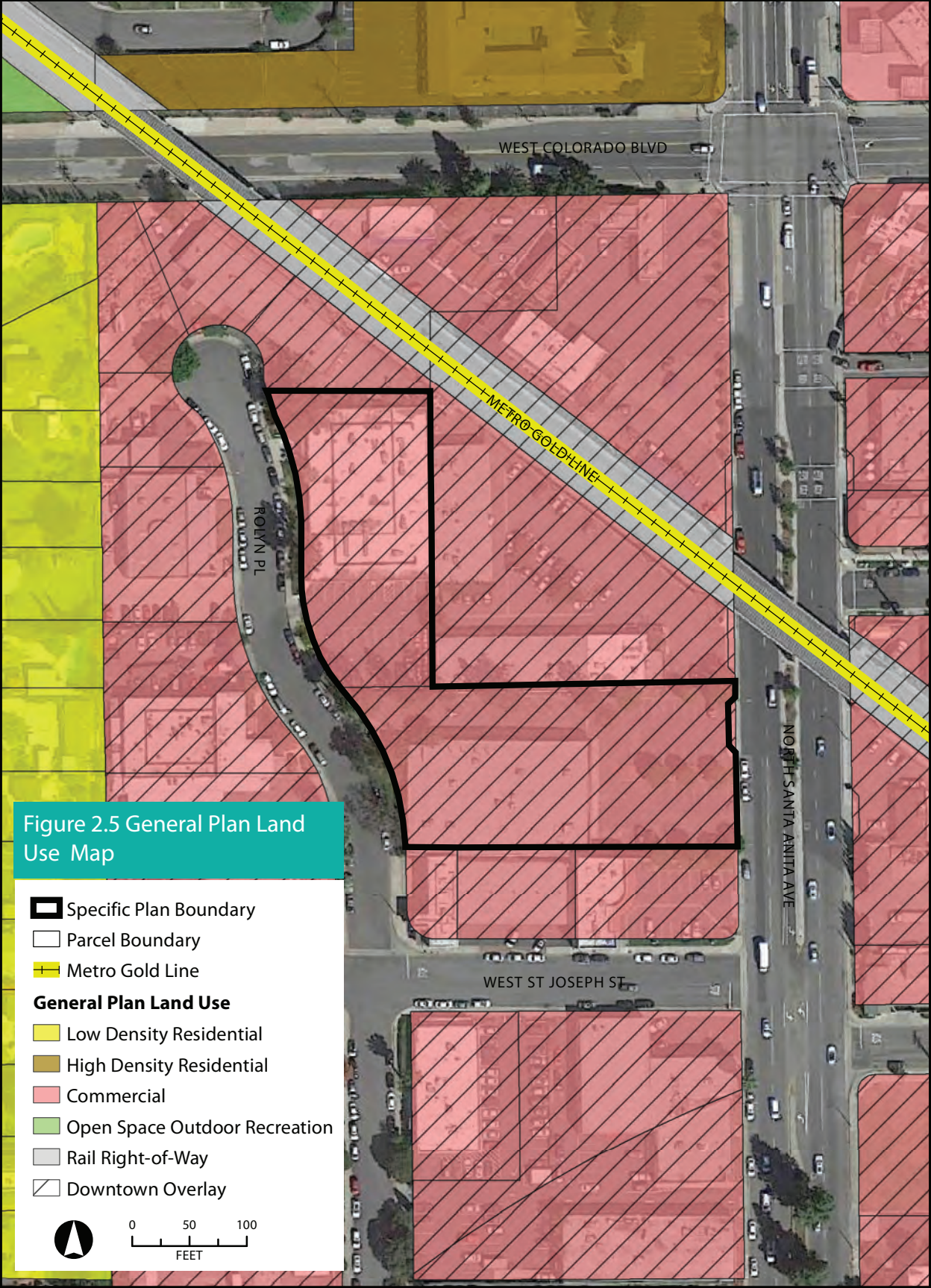
The Specific Plan area is surrounded predominantly by small-scale commercial buildings constructed on relatively small lots. As shown on [Figure 2.5 General Plan Land Use Map](#), the General Plan land use for the project and adjacent sites are designated Commercial with a Downtown Overlay and zoned Commercial-Manufacturing. The Commercial designation is intended to encourage small-scale office and neighborhood-serving commercial uses that complement the Downtown mixed-use area. The Downtown Overlay allows increased intensity to encourage owners of older buildings to pursue private redevelopment efforts which will provide additional hospitality, office, and medical-office space along N. Santa Anita Avenue.

Newer businesses in the area have shifted to neighborhood- and resident-supporting uses such as recreation, retail, and medical. Businesses such as a rock climbing gym, a yoga studio, a health food restaurant, and REI represent an emerging health and wellness economy. Other businesses in the area include manufacturing, a construction office, a driving school, an animal hospital, and a school bus yard.

2.2 EXISTING CONDITIONS/ ENVIRONMENTAL SETTING

Prior to its identification as the Arroyo Pacific Academy Specific Plan, the site had been developed with two commercial office buildings and supporting infrastructure.

One of the two existing buildings (400 Rolyn Place) was previously occupied by a medical, stem cell research and storage facility that vacated in early 2008. The 15,050-square-foot commercial building, known as the Clarke Center, was remodeled into a trade school and education facility for use by Arroyo Pacific Academy. Prior to campus consolidation, students traveled by foot between the original Arroyo Pacific Academy building located at 41 W. Santa Clara Street and the Clarke Center at 400 Rolyn Place. The path of travel included some sections with shaded sidewalks comfortable for walking. Other sections, however, were interrupted by large driveways used for truck and large vehicle traffic.



By relocating the main campus at 41 W. Santa Clara Street to the Specific Plan area, pedestrian conditions will be significantly improved. The main campus will be moved to an existing 16,440-square-foot building (325 N. Santa Anita Avenue), which was previously occupied by a computer hardware company that vacated the building in 2014.

The site plan accommodates continuation of five (5) utility easements that run along the boundaries of the Specific Plan area. The easements include:

- A six (6) foot Southern California Edison easement along the northern and southern boundaries of Property 1.
- A three (3) foot Pacific Bell Telephone and Telegraph Company easement along the northern boundary of Property 1.
- A three (3) foot easement for surface water drainage purposes along the northern boundary of Property 1.
- A six (6) foot Southern California Edison easement along the eastern boundary of Property 2.
- A three (3) foot Pacific Bell Telephone and Telegraph Company easement along the eastern boundary of Property 2.



3

VISION

This chapter presents the vision for the project area and describes what the future of the area could and should look like when the Specific Plan is implemented.



Figure 3.1 Current art facilities.

3.1 VISION STATEMENT

The Arroyo Pacific Academy Specific Plan area is located at the edge of Downtown Arcadia, between the dynamic corridors of N. Santa Anita Avenue and Rolyn Place. Santa Anita Avenue is a premier office and hospitality corridor where medical and wellness uses thrive; Rolyn Place is a local street lined with commercial activity that supports Santa Anita Avenue and Downtown Arcadia.

As a vibrant center for learning and personal enrichment, the academy attracts students from the local Arcadia community, the San Gabriel Valley, and abroad. Each day, students and staff travel to campus by way of the Metro Gold Line, bicycle, or car. Once on campus, students enjoy a consolidated set of facilities including classrooms, labs, studios, dining areas, and meeting places, traveling from one location to the next by way of interior and landscaped sidewalks. During the day and after school, students and staff support local hospitality businesses for exercise, socializing, and nutrition, or walk or bike to the heart of Downtown to shop, dine, go to after-school jobs, or gather for entertainment. The academy also attracts



Figure 3.2 Current educational programs and those planned for expansion include classes that prepare students for twenty-first century careers. Some of the facilities used for educational programs may also be available to businesses and organizations in the surrounding community to promote and enhance their business activities.

community organizations and local residents to participate in adult education opportunities, attend community events, and work with students on real-world projects that support local businesses.

3.2 OVERALL GOALS

Goal 1: Consolidate facilities on a single campus

- Discontinue use of 41 W. Santa Clara Street for educational and related programming
- Construct Gateway Structure (Building A - New Construction)

Building A, fronting N. Santa Anita Avenue, is designed as a modern, open air, one-story elevated structure built over an existing surface parking lot. The new building will accommodate eight (8) classrooms ranging in size from 380 square feet to 400 square feet, two (2) offices, restrooms, and exterior walkways. Pedestrians will gain access to the second story by use of two (2) stairwells or an elevator. The new structure will be approximately 5,678 square feet and about twenty-four (24) feet tall from grade to the roofline. The wing parallel to N. Santa Anita Avenue toward the front of the parcel will be about one hundred forty-five (145) feet by thirty-one (31) feet. The wing perpendicular to N. Santa Anita Avenue will follow the southern property line and will be approximately seventy-five (75) feet by thirty-one (31) feet.

Goal 2: Continue and expand educational programs that emphasize science, math, art, and communication technologies used for twenty-first century careers in the surrounding commercial area and in the contemporary world

- Create Science, Math, and Technology Center (Building B - Remodel)

Building B, fronting Rolyn Place, is an existing commercial office structure. Tenant improvements include remodeling restrooms, removing walls, and creating classrooms and other spaces for educational and business use. Once remodeled, Building B will include:

- Eleven (11) classrooms, teaching labs, and a project room
- Two (2) women's restrooms and two (2) men's restrooms
- A kitchen and dining hall
- A library
- A conference room
- Offices
- College and career center
- Storage areas



Goal 3: Promote and encourage use of Metro Gold Line, walking, and biking for daily commutes to the school

- Improve pedestrian access to the site
- Provide bicycle parking
- Offer incentives for students and staff who choose alternative forms of transportation over motorized vehicles for their commute to school

Figure 3.3 (Top) Eastern (Santa Anita Avenue-facing) facade of proposed structure.

Figure 3.4 (Bottom) Aerial view looking southeast at the internal facades of the proposed building.

Goal 4: Develop the campus in a manner compatible with surrounding commercial uses

- Coordinate with surrounding businesses to offer programs or incentives that encourage students and staff to frequent those businesses

The Clarke Center includes a fitness studio and a dance studio for physical education. Physical education programming may be enhanced through partnerships with local recreational facilities like the yoga studio and rock climbing gym.

- Enhance the commercial corridor and district with building facades, landscaping, and other physical improvements

Downtown Arcadia is intended to be a pedestrian-friendly environment with attractive business frontages and a mixture of uses including retail, service commercial, office, entertainment, and residential. Along Santa Anita Avenue, land is designated Commercial with a floor area ratio (FAR) overlay to allow a modest increase in development intensity that may encourage owners of older buildings to pursue private redevelopment efforts that could provide additional hospitality uses and office space. Although immediate development of the Specific Plan area does not include higher-intensity development, student populations activate public space and support retail, restaurant, and entertainment uses. In addition, the buildings and other site improvements are to be designed in a manner that complements pedestrian-oriented retail and office developments.

While the Specific Plan does not propose commercial tenant spaces along Santa Anita Avenue, Building A's two-story massing, architectural treatments, and primary entrance, along with the proposed fencing and gates that will enclose the eastern end of the parking area underneath the building, will provide an aesthetically appealing and engaging presence along Santa Anita Avenue that approximates the massing and articulation of an urban commercial or mixed-use building. The proposed trees and groundcover that will be planted in the front yard area along the street will soften the appearance of the building, fencing, and gates, extend and enhance the corridor's urban tree canopy and landscaping, and provide shade for pedestrians, further activating the streetscape. Despite the lack of habitable ground floor spaces along the Santa Anita Avenue corridor, the project design provides improved pedestrian connectivity through Building A's primary entrance, located at the project area's southeastern corner, and the two gateways into the parking area underneath the building.

3.3 CONCEPTUAL SITE PLAN

The conceptual site plan on the following page (*Figure 3.5 Site Plan*) shows existing and proposed buildings and other site improvements such as landscaping and parking. Prior to construction, a more detailed site plan will be reviewed and approved by the City of Arcadia, as discussed in Chapter 7 regarding implementation.





4

LAND USE & DEVELOPMENT PLAN

The Land Use and Development Plan is the guide for developing and using land within the Arroyo Pacific Academy Specific Plan area. This chapter provides the framework necessary to develop the planning area as a private high school site in a place dominated by commercial and manufacturing uses. The chapter describes the project's land use designation, allowed uses, development standards, and design guidelines. The land use plan comprises the text in this chapter and the land use diagram, a map that illustrates the land use designations within the planning area. This chapter is organized into the following sections:

- | | | | |
|-----|----------------------|-----|-----------------------|
| 4.1 | Land Use Plan | 4.4 | Temporary Uses |
| 4.2 | Land Use Designation | 4.5 | Development Standards |
| 4.3 | Allowed Uses | 4.6 | Design Guidelines |

4.1 LAND USE PLAN

The land use plan implements the Arroyo Pacific Academy Specific Plan's vision and goals through the application of the project's land use designation, Specific Plan - Arroyo Pacific (SP-AP), to the planning area. The land use plan and designation provide allowed uses and development standards that replace the planning area's zoning requirements. **Figure 4.1 Land Use Diagram** illustrates the location of the SP-AP designation within the planning area.

The land use plan will facilitate the consolidation and expansion of Arroyo Pacific Academy. Consolidating the school's programming onto a single site will minimize the potential for conflicts between heavy truck traffic-serving businesses along Rolyn Place and students and faculty who currently walk between the school's existing facilities at 41 W. Santa Clara Street (main campus) and 400 Rolyn Place (The Clarke Center) will be minimized. The consolidated campus will also facilitate the school's long-term expansion strategy.

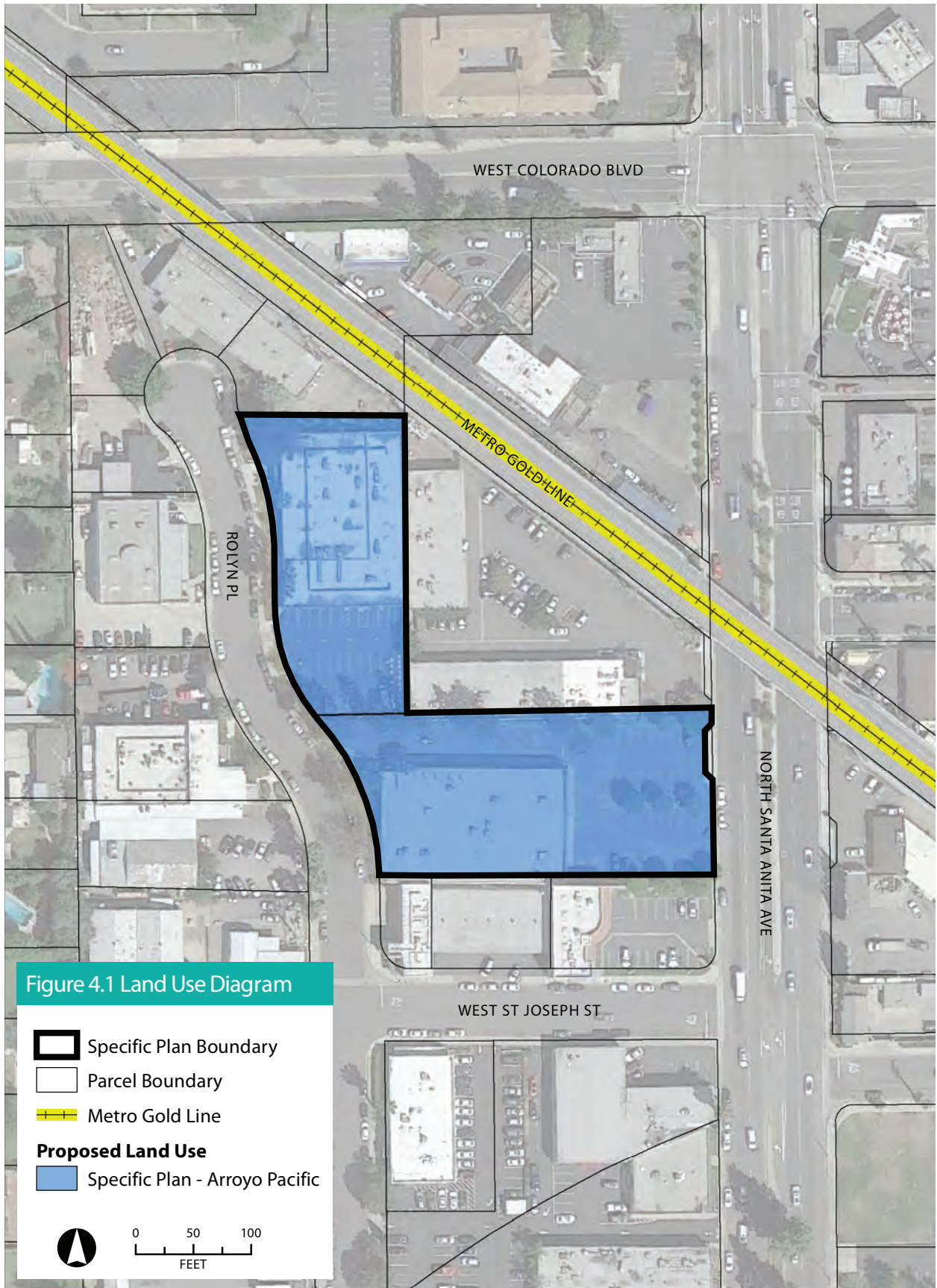
The land use plan's development standards require, and the design guidelines encourage, campus-related development and improvements to complement and enhance the character of surrounding commercial and manufacturing uses. This is of particular importance along the planning area's N. Santa Anita Avenue frontage, the site of the proposed new construction. The land use plan will ensure that the new building, remodel of an existing building, and any other improvements create an urban interface along the street, perpetuating the corridor's identity in the Downtown area.

To emphasize the project area's development as a high school campus, the design guidelines also support the unified design of buildings and exterior improvements to the site. All improvements will perpetuate the characteristics of the contemporary architectural styles that predominate along Santa Anita Avenue in proximity to the project area.

The land use plan also requires the integration of universal design into all aspects of building and site designs in the project area. All designs will achieve compliance with the Americans with Disabilities Act (ADA) requirements. This includes accessible parking facilities, including van parking, accessible routes connecting the main entrances of each building, elevators and accessible corridors to ensure access to all internal portions of building, including upper stories, and accessible restrooms in all buildings.

4.2 LAND USE DESIGNATION

The Arroyo Pacific Academy Specific Plan includes one land use designation, Specific Plan - Arroyo Pacific (SP-AP). The designation is described below.



Specific Plan - Arroyo Pacific (SP-AP)

This Specific Plan - Arroyo Pacific (SP-AP) designation is intended to accommodate a private high school campus. The designation also allows related educational uses.

Maximum FAR - 1.0.

4.3 ALLOWED USES

The purpose of this section is to establish land use and corresponding permit requirements for the SP-AP designation. Allowed use provisions herein are consistent with and implement corresponding land use designations in the City's General Plan. Within the geographic boundaries of the Arroyo Pacific Academy Specific Plan, all land area and structures/facilities may only be developed, divided, and/or used for a high school and related educational uses. Anticipating that new uses may evolve over time, the City of Arcadia Development Services Director may make a similar use determination based on the proposed use's impacts and its compatibility with uses allowed in the designation.

4.4 TEMPORARY USES

The purpose of this section is to establish procedures for issuing a temporary use permit to allow short-term activities that may not meet the development or use standards of the SP-AP designation, but may be acceptable because of their temporary nature. The allowed short-term activities, the frequency that a permit may be issued for the activity, and the duration that an activity may last are subject to the City's temporary use permit process and requirements as described in Section 9107.23 of the City of Arcadia Municipal Code (AMC), Temporary Use Permits.

APPLICABILITY

Temporary uses and special events shall not be established, operated, or conducted in any manner without the issuance and maintenance of a valid temporary use permit in compliance with this section. Uses that do not fall within the categories defined in Section 9107.23 of the AMC, Temporary Use Permits, shall comply with Section 4.3, Allowed Uses, and Section 4.5, Development Standards, of the Arroyo Pacific Academy Specific Plan.

CRITERIA FOR A TEMPORARY USE

The Development Services Director or designee shall approve the temporary use permit based on the following criteria:

- A. The site for the intended use is adequate in size and shape to accommodate said use or event.

- B. The location for the proposed use or event would not adversely interfere with existing uses on the subject property, nor impede or adversely impact pedestrian access ways and/or vehicular circulation patterns.
- C. The proposed use would not result in a significant adverse impact on adjacent property.
- D. That by requiring certain safeguards as conditions of approval, the proposed use would not be detrimental to the public health, safety, and welfare.

SIGNS

- A. Temporary window signs. Any additional window signs shall be permitted only during the event and shall be approved as to size and placement at the time of application approval.
- B. Driveway visibility. The location of all signs shall comply with the driveway visibility standards.
- C. Directional signs. Small directional signs may be permitted.
- D. Temporary use permit issuance. No temporary signs shall be installed prior to issuance of a temporary use permit.
- E. Approval. All signs are subject to the approval of the Development Services Director or designee.

APPLICATION

Application for a temporary use permit should be submitted at least four (4) weeks prior to the date(s) proposed for such use or event on forms provided by the City and shall include such plans as may reasonably be required by the Development Services Director or designee for a complete understanding of the proposal, and a filing fee shall be paid as established by resolution of the City Council.

ACTION

- A. Within twenty-one (21) days after the Development Services Director deems completion of the application for a temporary use permit, the Development Services Director or designee shall grant, deny, or conditionally grant the temporary use permit, based on the criteria in Section 9298.4.
- B. In granting a temporary use permit, the Development Services Director or designee may impose conditions on the permit which are reasonable to ensure that the proposed temporary use will comply with the applicable review criteria of this title and any other applicable provisions of this chapter. Noncompliance with any condition of a temporary use permit shall constitute a violation of the Municipal Code. Such conditions may include, but are not limited to:

1. Setbacks and buffers
 2. Regulation of outdoor lighting
 3. Regulation of points of vehicular ingress and egress
 4. Regulation of noise, vibration, odors, etc.
 5. Regulation of the number, height, and size of temporary structures, equipment, and/or signs
 6. Limitation on the hours and/or days of the proposed use
 7. If special sales are proposed, limitations on the location where sales may occur, the number of vendors, and the scope of goods to be sold
 8. If food sales are involved, obtainment of all appropriate health department permits.
- C. Upon approval by the Development Service Director or designee of a temporary use permit, notice of the decision shall be given to the applicant and any interested person.

APPEALS

The applicant may appeal the Director's decision on an application for a temporary use permit to the Planning Commission. Refer to Section 9107.23 of the AMC, Temporary Use Permits, for the City's appeal process.

4.5 DEVELOPMENT STANDARDS

The following development standards govern development in the planning area in the High School designation. Unless explicitly discussed below, the development standards listed in the Arcadia Municipal Code (Article IX, Division and Use of Land, Chapter 2, Zoning Regulations) apply within the planning area. This includes the development standards that apply to the entire city and specifically in the Commercial-Manufacturing (C-M) Zone and Downtown Overlay (DO) Zone.

FLOOR AREA RATIO

The maximum FAR is 1.0.

BUILDING HEIGHTS

The maximum building height is forty-eight (48) feet or four (4) stories.

SETBACKS

- A. The minimum front yard setback along N. Santa Anita Avenue is thirty-five (35) feet from the street centerline.
- B. Minimum front yard setback along Rolyn Place. The minimum front yard setback along Rolyn Place is zero (0) feet.
- C. Minimum side yard setback. The minimum side yard setback is zero (0) feet.
- D. Minimum rear yard setback. The minimum rear yard setback is zero (0) feet.

HEIGHT EXCEPTIONS AND SCREENING OF MECHANICAL EQUIPMENT

Refer to Section 9103.01.050.C of the AMC for Height Exceptions and Screening of Mechanical Equipment requirements.

FENCES, WALLS, AND GATES

- A. Architectural Design Review required. All fences, wall, or gates, including height, design, and location, shall be subject to Architectural Design Review.
- B. Spear prohibition. No spears (e.g., apache, aristocrat with crushed spears, or any spear-like features) shall be permitted on a fence, wall, or gate.
- C. Fence materials prohibition. Razor, chain link, corrugated fiberglass, bamboo fencing, or wire type are not permitted.
- D. Temporary construction fencing requirement. Temporary construction fencing that is of chain link or wire type may be permitted, provided that it would not exceed six (6) feet in height.

PARKING AND LOADING

- A. Automobile parking.
 - 1. Parking requirement. The parking requirement is based on an empirical parking demand rate calculated based on observed parking occupancy during regular school hours. Parking shall be provided at a rate of 0.31 spaces per student for employees, students, and guests. A portion (1.8%) of the required parking spaces shall be designated as guest parking. Parking conditions are anticipated to change over time due to increased transit options and usage. The parking standard may be changed through the minor modification process described in Chapter 7.1.
 - 2. Dimensions. Refer to Section 9103.07.080 of the AMC, Parking Area Design Standards Applicable to All Zones, for parking space dimension requirements.

3. Striping. Each parking space shall be identified by four (4) inch wide stripes of paint, or other durable striping material approved by the Development Services Director or designee. All parking stalls shall be clearly outlined with double stripes so as to provide a parking area of seven (7) feet in width in between two marked islands two (2) feet in width.
4. Ingress and egress. Safe ingress and egress shall be provided for each parking space by a twenty-five (25) foot turning radius and/or a minimum of twenty-five (25) feet of back-out space directly adjacent to said parking space.
5. Clear driveway requirement. No portion of any required driveway may be used to fulfill any such parking space requirements other than providing for ingress or egress or temporary loading and unloading.
6. Guest parking signs. "Guest Parking Only" signs with letters not less than two (2) inches in height shall be properly located to designate guest parking spaces.

B. Accessible parking.

1. Parking requirement. The Specific Plan's parking areas shall include four (4) accessible parking spaces, including one (1) van-accessible space, specifically reserved for vehicles licensed or authorized by the State of California for use by physically challenged/disabled drivers.
2. Location. Accessible parking spaces shall be located within a reasonable proximity of any conveniently accessible entrance to the building served by the parking area.
3. Dimensions. Each accessible parking space shall have a clear dimension of at least nine (9) feet in width with a five (5) foot wide loading/unloading area. Van-accessible parking spaces shall have a clear dimension of at least (9) feet in width with an eight (8) foot wide loading/unloading area. Any combination of one or two accessible parking stalls may share a single loading/unloading area of five (5) feet in width, unless one of the parking stalls is van accessible, in which case the shared loading/unloading area shall be eight (8) feet in width. The minimum length of each parking space shall be seventeen (17) feet. Parking spaces required by this section shall be identified per state law requirements.
4. Design. A bumper is required when no curb or barrier is provided, to prevent encroachment of cars over walkways. A curb ramp is required within the loading/unloading area when the adjacent walkway is at a different level than parking elevation. Wheelchair users must not be forced to go behind parked cars, other than their own, to access the adjacent walkway.
5. Americans with Disabilities Act Requirements. Accessible parking spaces must comply with the ADA requirements for on-site parking. Where differences exist between the Specific Plan's accessible parking requirements and the ADA, the more restrictive standard shall apply.

- C. Bicycle parking.
 - 1. Parking requirement. Bicycle parking shall be provided for at minimum ten percent (10%) of enrolled students.
 - 2. Design requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided six (6) foot cable and lock. The stationary object may be either a freestanding rack or a wall-mounted bracket.
 - 3. Location. Bicycle parking shall be located within one hundred (100) feet of a primary building entrance. To enhance security and visibility, the bicycle racks shall be readily visible to passersby.
- D. Loading. All loading spaces shall have adequate ingress and egress, and shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles does not interfere with vehicular and pedestrian traffic.

LANDSCAPING

- A. Trees in front and street setback areas. A minimum of one (1) tree for every twenty (20) linear feet of street frontage shall be planted in the setback adjacent to the street. All required trees shall be a minimum size of a twenty-four (24) inch box. Notwithstanding the choice of tree species that is durable and climatically suitable to the project site, the applicant shall install a tree type that is the same variety as trees on adjacent properties, if such tree(s) are healthy and would contribute to the continuity of the streetscape. Trees should generally be aligned with trees on adjacent properties.
- B. Shrubbery and groundcover.
 - 1. Shrubbery. Fifty percent (50%) of all required shrubs and similar plants shall be a minimum size of five (5) gallons at time of planting.
 - 2. Groundcover. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants.
 - 3. Groundcover spacing. Groundcover plants should be planted at a density and spacing necessary for them to become well established within eighteen (18) months.
 - 4. Drought-tolerant requirement. A minimum of fifty percent (50%) of required shrubbery, vines, and groundcover shall be drought tolerant. This requirement can be met through the use of xeriscaping that is installed and maintained in compliance with the State of California's Water Efficient Landscaping Resources requirements.
- C. Approval required. Landscape plans shall be submitted in conjunction with building plans for construction. No landscaping or irrigation system shall be installed until the plans are approved. The project shall comply with the requirements of Arcadia Municipal Code Section 7554 (Water Efficient Landscaping), with respect to monitoring water usage.

D. Parking area landscaping.

1. Landscaping requirement. A minimum of ten percent (10%) of a parking area shall be landscaped and maintained in accordance with the landscape regulations set forth in this section. A minimum of one (1) tree shall be provided and maintained in a parking area for every five (5) parking spaces or any fraction thereof, with some appropriate clustering of trees permitted. Said trees shall be a minimum of a twenty-four (24) inch box with a minimum of five percent (5%) of the trees as specimen trees of thirty-six (36) inch box or greater, subject to the review and approval of the Development Services Director or his/her designee.
2. Unused space. All unused space of reasonable size that results from the design of the parking area shall be landscaped.
3. Landscape area edge. Where the front end of a parking stall abuts a landscaped area, the landscaped area shall be extended into the parking stall such that the curb bordering the landscaped area will also serve as the wheel stop for the parking stall.
4. Landscape buffer. A landscape buffer not less than five (5) feet in width and three (3) feet in total height (measured at the top of the landscape materials) shall be provided between parking areas and property lines which are located between said parking areas and public streets (including alleys).

E. Irrigation. All landscaped areas shall be provided with a permanent irrigation system installed below grade except for sprinkler heads and valves.

LIGHTING

- A. Height. Lights shall be a maximum of fifteen (15) feet above the adjacent grade.
- B. Shielding. Lighting shall be hooded and arranged to reflect away from adjoining properties and streets.

BACKFLOW PREVENTION DEVICES

Backflow prevention devices, if located within a front yard, shall be screened as follows:

- A. Screening requirement. On backflow devices with piping sizes of three (3) inches or larger, screening is required by either a masonry wall or planter box, as per the current standards on file in the Planning Division. Backflow devices with piping sizes of two and one-half (2 1/2) inches and smaller must be screened by either planting or a masonry wall, as per the current standards on file in the Planning Division.
- B. Planning Division review. The required screening material shall be architecturally compatible with the on-site development, and subject to the review and approval of the Planning Division.
- C. Fire Department connection. The Fire Department connection, if applicable, shall be visible from the street and not be screened.

SIGNS

- A. Definitions. When used in this section, the following words shall have the meaning indicated.
1. Area, Sign. The area of a sign shall be considered to be the area encompassed by a maximum of four (4) connected straight line segments drawn around the extremities of the sign frame or can (if a frame or can is used to support or define the copy background area), or the sign copy background area (if no sign, frame or can is used), or the sign copy (if no copy background area or frame or can has been used). (Amended by Ord. 1507 adopted 6-4-74)
 2. Clearance. Clearance is the vertical distance between a sign and the finished grade below the sign.
 3. Height. Height is the vertical distance above the average finished grade of the lot on which a sign is located.
 4. Sign. A sign shall include any figure, character, outline, delineation, announcement, declaration, demonstration, illustration, emblem, words, numerals, or letters or attention-attracting display or device painted, posted, or affixed on any surface used to attract attention to the premises or to advertise or promote the interest of any person, activity, business, or enterprise when the same is placed so that it is clearly visible to the general public from an out-of-doors position, provided that noncommercial natural floral and plant displays shall not be considered a sign in computing the number or area of signs permitted.
 5. A sign shall not include the official flags of the United States of America, the State of California, or the County of Los Angeles, or official notices authorized by a court, public body or public officer; directional, warning, or information signs authorized by federal, state, county, or municipal authority for public safety; or the official emblem or insignia of a government or public school.
 6. Sign structure. A sign structure is any structure which supports or is designed to support a sign, including any support attached to a building but not including any part of the building.
- B. Permitted and prohibited signs.
1. Permitted signs.
 - Wall sign
 - Freestanding sign
 - Window sign
 - Directional signs
 - Temporary banners

- Flags

2. Prohibited signs.

- No sign shall have blinking or flashing lights or lighting which changes periodically or gives the appearance or impression of movement.
- No sign shall create undue glare.
- Moving signs or signs with any moving parts or which gives the appearance or impression of movement are prohibited.
- Paper or fabric signs and other signs of similar construction, which include but are not limited to what is commonly referred to as banners, paper signs, or posters, shall not be located on the exterior of any building and shall not be located outside of any building.

C. General requirements.

1. Repair and condition of sign. No sign shall be maintained which is not in repair or good condition. A sign which is not in repair or good condition is a nuisance and shall be removed in accordance with Section 9262.4.2 of the Arcadia Municipal Code.
2. Vacant premises. After premises have been vacant for ninety (90) days, any sign on the premises relating to a business which does not occupy the premises shall be removed after notice given in accordance with Section 9262.4.2 of the Arcadia Municipal Code.

D. Wall signs.

1. Definition. A wall sign is a sign mounted on and parallel to the wall on which it is affixed, and which sign has been so constructed, erected, or affixed to the building that a building permit is required for the installation of said sign; or a sign which is painted directly onto the surface of the wall.
2. Requirements. Refer to Section 9103.11.070 of the AMC, Permanent Signs by Zone - Locations and Allowed Sign Area, for wall sign requirements.

E. Freestanding signs.

1. Definition. A freestanding sign is one which stands by itself and is not dependent on a building for its support.
2. Location. Not limited, provided:
 - No part of a freestanding sign nor any part of the sign projected vertically shall be less than three (3) feet from any building.
 - No freestanding sign shall be permitted for a business which has a projecting sign.

- No freestanding sign shall be located within one hundred (100) feet of a residentially zoned property.
- 3. Number of freestanding signs. One (1) freestanding sign per street frontage.
- 4. Size area. The maximum area of a freestanding sign, including all faces, is one hundred fifty (150) square feet, and no one face shall exceed one-half ($\frac{1}{2}$) of said maximum.
- 5. Height. Refer to Section 9103.11.070 of the AMC, Permanent Signs by Zone - Locations and Allowed Sign Area, for freestanding sign height requirements.
- 6. Projection. A freestanding sign may extend a maximum of one (1) foot into a public way.
- F. Window signs.
 1. Definition. Window signs shall include signs which are painted on either the outside or inside surface of the glazed area (including glazed doors), and other signs which are posted or affixed to the inside surface of the glazed area, or are located in such a manner as to be visible through the glazed area and which are located within twenty-four (24) inches of said glazed area.
 2. Size area. The total area of window signs in any one (1) wall shall not exceed twenty-five percent (25%) of the window area of that wall, provided that the total area of directly lighted window signs shall not exceed ten percent (10%) of said window area.
 3. Size area exception for special event. Temporary window signs which are in excess of the maximum size area requirement shall be permitted to advertise special events, provided a sign is not used for more than sixty (60) cumulative days in any one (1) calendar year. A sign permit shall be obtained from Building Services prior to the painting, posting, or affixing. Before issuing a sign permit for a temporary window sign which is in excess of the limits outlined in subsection 2 above, the City shall charge and collect a fee in accordance with the applicable fee schedule adopted by resolution of the City Council.
- G. Directional signs.
 1. Definition. A directional sign is one which gives direction to pedestrians and vehicles.
 2. City Traffic Engineer approval. Directional signs shall be located and be of a size and design as approved by the City Traffic Engineer in accordance with standard traffic engineering principles.
 3. Exemption from sign regulations. Directional signs shall not be subject to the regulations hereof relating to particular types of signs.
- H. Flags. Flags, which do not contain commercial messages in text form such as product brand names, business, or professional service names, shall be allowed subject to the following restrictions:

1. Location. Flags shall be mounted on the building to allow for a minimum clearance of seven (7) feet zero (0) inches over a pedestrian right-of-way and fifteen (15) feet zero (0) inches over a vehicular way and shall not extend above the top of the building's roof.
2. Flag area. Maximum area of flags shall not exceed fifteen (15) square feet per flag.
3. Number of flags. Maximum of two (2) flags shall be permitted.

STORAGE

- A. Interior storage requirement. All permanent and temporary storage of wares, merchandise, equipment, storage containers, and similar items shall be within a building.
- B. Temporary storage prohibition. The use of temporary storage bins, sheds, shipping containers, semitrailers and trailers, and/or temporary buildings is not permitted.
- C. Outdoor storage of trash, refuse, and recyclables.
 1. Trash, garbage, refuse, and recyclables that are to be temporarily stored outside a building shall be in covered containers that enable convenient collection and loading.
 2. The containers shall be kept in a paved area that is completely screened from view by an enclosure that complies with Section 9103.01.130 of the AMC, Trash Enclosures.
 3. The interior dimensions of said enclosure shall provide for convenient access to the containers. The interior of the enclosure shall be equipped with minimum three (3) inch thick bumpers to prevent the containers from damaging the enclosure.
 4. The enclosures shall have full roofs to reduce stormwater pollution and to screen unsightly views. The designs of the roof and the materials used shall be compatible with the enclosure and the site's architecture, and adequate height clearance be provided for access to any containers.

UTILITIES

All utilities on the site for direct service to the area thereon shall be installed underground except as otherwise approved by the Council by precise plan of design. The owner or developer is responsible for complying with the requirements of this section and shall make the necessary arrangements as required by the serving utilities for the installation of such facilities. For the purpose of this section, appurtenances and associated equipment such as but not limited to surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be terminated aboveground.

4.6 DESIGN GUIDELINES

The following design guidelines are intended to perpetuate quality development in the planning area, while enhancing the character of the N. Santa Anita Avenue and Rolyn Place corridors. The guidelines address the design of both new buildings and site improvements and renovations to existing structures and improvements.

Conformance with the guidelines is encouraged, but not necessarily required. Alternative design solutions are permitted, provided that they meet the overall objectives of this section.

BUILDING DESIGN

➤ Compatibility

- New development or the redevelopment of existing sites shall be compatible with neighboring projects, particularly where those projects are in keeping with the City's vision. Compatibility is based on massing and scale of structures, building siting and orientation, architectural character, landscaping, and other features that help define the site. New development and redevelopment shall complement existing development patterns in keeping with the City's vision outlined in the current General Plan.

➤ Massing, scale, and form

- Design all sides of the building with consistent architectural and façade elements.
- Architectural scaling elements should be used to break down the appearance of large building façades into architectural patterns and component building forms.
- The use of color, materials, and texture should be used to accentuate articulation in the building façade.
- Proportional relationship between adjacent buildings and between the building and the street should be maintained. Elements should be incorporated into the design of structures to soften the edge of the building and provide a transition to human scale, such as covered walkways, building arcades, trellises, trees, and landscaping.

➤ Multi-building complex

- All buildings within a multi-building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern. Individual buildings should incorporate similar design elements on all sides of the building to achieve a unity of design.

➤ Fenestration

- Windows should be provided along all building façades fronting public areas or streets to provide views in/out of the building.



Figure 4.2 *DO* use a variety of materials and textures to articulate building façades.



Figure 4.3 *DO* use colors to accentuate architectural elements and create visual interest.

➤ **Materials and colors**

- All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
- Architectural metals, cast-in-place concrete, brick, concrete masonry units, ceramic tile, glass and glass block systems, aluminum louvers, fiber cement siding, and stucco, among others, are acceptable materials when properly finished and detailed.
- Colors should be used in a meaningful way to illustrate and accent depth and detail in the architectural elements.

➤ **Building signage**

- Signs should be designed to be in harmony with the style and character of the development and an integral component of the building architecture. Signs should be compatible in scale, proportion, colors, and materials with the building design façade.
- Sign letters and materials should be made of high-quality materials and professionally designed and fabricated.

SITE PLANNING AND ACCESS

➤ **Building placement**

- Buildings should be built to the minimum setback assigned for the designation.
- Buildings should be arranged to define, connect, and activate sidewalks and public spaces.

➤ **Building orientation and entries**

- Wherever possible, main building entries should open onto public streets and be clearly defined with signs, windows, lighting, and/or special architectural treatment.
- Building entries should be highly visible. A number of the following features should be incorporated to accentuate primary building entries and to attract

and protect pedestrians: canopies, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, and architectural details such as tile work and moldings.

➤ Landscaping

- Landscaping should be composed of native and drought-tolerant species to the greatest extent possible.
- Landscaping should be provided along and against building façades facing the parking lot or street as a way of anchoring the building to the surrounding environment, softening the structure's appearance, and reducing its overall scale and massing. This can be done through the use of intermittent planter areas, potted plants, climbing vines along planters and building with shrubs at the base, and/or in-ground plantings.
- Landscaping treatments should help anchor the corner of buildings, enhance the pedestrian environment, and establish continuity along landscaping corridors. Done well, attention to landscape design and detail will establish project identity.
- The use of landscaping and accent paving can help define and beautify a project entrance as viewed from the street. The vehicular entrance to the project should be clearly defined and provide adequate sight distance for vehicles and pedestrians.

➤ Parking lot design/auto circulation

- Landscaping, trees, and attractive fencing should be provided along the perimeter of and in parking areas to minimize visibility of vehicles from the public right-of-way and to minimize the expansive appearance of parking lot fields. Landscaping in and around parking areas should also be designed in a manner to reduce urban runoff.
- Shade trees should be provided and arranged to provide maximum shade coverage, to approximate nearly fifty percent (50%) shade coverage with typical summer foliage.

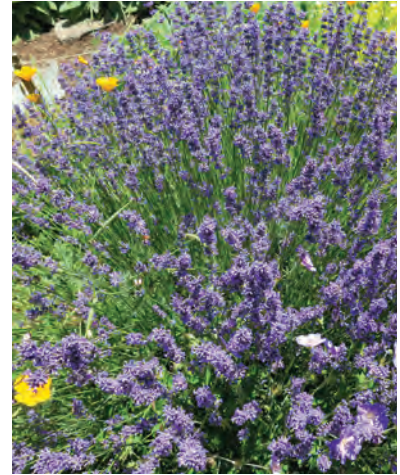


Figure 4.4 DO use drought-tolerant and native plant species.



Figure 4.5 DO use landscaping treatments along building façades and pedestrian paths.



Figure 4.6 DO install landscaping in and around parking areas.



Figure 4.7 DO provide safe pedestrian walkways through parking areas.



Figure 4.8 DO install patterned or colored paving to alert drivers to pedestrian paths that cross driveways or parking areas.

- Landscaping in and adjacent to parking areas should be designed with a variety of plants, heights, and textures.
- Landscaping in and around parking areas should be designed in a manner to reduce urban runoff.
- All parking areas should be well lit and signposted to clearly identify entrances and exits.
- Directional signage and painted pavement markings should demarcate all entrances and exits and direct vehicles safely through the site.
- Surface parking areas should not dominate the frontage of the development or visual character of the site.
- Projects should provide safe pedestrian passage by creating a continuous designated walking path that directly connects the primary entrances of the structure(s) on the site to the adjacent sidewalk system and the associated parking area(s).

➤ **Pedestrian circulation**

- A clear and continuous path should be provided that connects the primary entrance of all buildings to the public sidewalk system.
- Pedestrian pathways crossing a driveway, on-site vehicle drive aisle, loading area, or parking area should be made identifiable by the use of alternative hardscape materials such as pavers or patterned stamped, colored concrete, or patterned thermoplastic paving to alert drivers to potential conflicts with pedestrians.
- Internal pedestrian walkways should be a minimum of four (4) feet in width and designed with special paving, landscaping, pedestrian-scale lighting, and trees.

➤ **Bike parking**

- Bicycle parking areas should be connected with bike paths and pedestrian paths that lead to building entrances.



- On-site bicycle parking should be provided in well-lit areas visible from the street and/or parking lot, and in close proximity to building entries.
- Bicycle parking should be clearly marked with signage.
 - Bicycle parking facilities must be located no more than one hundred (100) feet from one of the primary building entrance(s), in a visibly secure and well-lit location.
 - Bike racks should be securely anchored to the ground and designed to enable the bicycle frame and one (1) wheel to be locked to the rack with a standard U-shaped lock or cable.
 - The location and configuration of bike racks should not impede pedestrian or vehicular circulation.

➤ **Passenger loading and drop-off areas**

- A designated off-street passenger drop-off and pickup zone should be provided and clearly signposted.



Figure 4.9 (Top) DO provide bicycle parking within close proximity to building entries.

Figure 4.10 (Bottom) DO provide safe, secure, and well-lit long-term bicycle parking facilities.



Figure 4.11 DO install special paving and/or bollards to distinguish loading areas.



Figure 4.12 DO direct stormwater runoff into permeable areas such as rain gardens.



Figure 4.13 DO install permeable paving whenever possible.

- Amenities should be provided for passenger waiting areas, such as shade trees, shelters, benches, and lighting.
- Loading areas should be designed with special paving, striping, and/or bollards to distinguish them from the street or sidewalk.
- Drop-off areas should not interfere with the circulation of other users in the parking area or at building entrances.

➤ **Sustainable stormwater**

- Roof rainwater should be directed to a storage device or a permeable surface such as a lawn, garden, or infiltration system.
- Stormwater should not be directed onto an impermeable surface such as a driveway, sidewalk, or paved path.
- Permeable pavement is encouraged in low-speed, low-volume traffic areas, such as pedestrian pathways, plazas, driveways, and parking stalls. Permeable pavements may be constructed from durable pervious concrete, porous asphalt, permeable interlocking pavers, grass pavers, and several other materials.

➤ **Trash and recycling enclosures**

- Outdoor trash and recycling bins should be stored in enclosures. Trash and recycling bins should be located in the same enclosure.
- Enclosures should not be located along any frontage streets or roadways.
- Enclosures should be constructed of durable materials, with color, texture, and architectural detailing that is consistent with the overall site and building design. Enclosures should be built of noncombustible materials (wood is not permitted).
- Roofs or trellises are required for all enclosures to screen the interior of enclosures from upper-floor view.



- Enclosures are encouraged to incorporate architectural elements of the building to blend in with the surroundings.

➤ **Lighting and pedestrian furnishings**

- Exterior lighting shall be designed as an integral part of the building and landscape design. Lighting fixtures shall be architecturally consistent with the overall site design and character. Creativity in fixture design is encouraged.
- Building lighting should be directed onto the façade, entrance areas of buildings, and pedestrian pathways to increase site safety and accentuate the architecture of the building without creating or otherwise contributing to light pollution.
- Lighting in parking areas should be designed and located at a pedestrian scale, not to exceed fifteen (15) feet in height above the ground.
- Lighting should be of a design that is consistent with the overall site architecture and style.



Figure 4.14 (Top) DO design enclosures so that they are compatible with surrounding architecture.

Figure 4.15 (Bottom) DO construct trash enclosures of durable and secure materials.



➤ **Fences, gates, and walls**

- Fences, gates, and walls should be made of durable materials. Preferred materials for walls are brick, concrete, masonry units, pour-in-place concrete, or stucco. Preferred materials for gates and fencing are high-quality metal or treated wood.
- Walls and fences that face onto a street or public area should be designed to have a four (4) foot wide landscape planting area between the wall/fence and public area.

Figure 4.16 (Top) *DO* install landscaping along walls and fences that face onto a street or public area.

Figure 4.17 (Bottom) *DO* design lighting so that it is consistent with the overall site design and character.



BIKE LANE

NO
PARKING
ANY TIME
←



5

TRANSIT & CIRCULATION

Through this Specific Plan, Arroyo Pacific Academy will improve pedestrian, bicycle, and vehicular ingress, egress, and circulation. Site improvements seek to balance the provision of adequate parking while promoting walking, bicycling, and transit use.



5.1 PEDESTRIAN AND BICYCLE CIRCULATION

PEDESTRIAN CIRCULATION

From 2012 when the Clarke Center was opened, students walked from the main campus (41 Santa Clara Avenue) to the Clarke Center (400 Rolyn Place). Between the two buildings, the sidewalk skipped from one side of Rolyn Place to the other. As a result, students shared right-of-way with buses, trucks, and other vehicles on the two-lane road.

With the Specific Plan, the campus becomes a single consolidated area with designated pedestrian pathways that connect all buildings and allow safe pedestrian flow throughout the campus.

The site is also organized to create a designated entrance from N. Santa Anita Avenue to the new campus. A conceptual drawing of the entryway appears in the rendering on page 5.4.

Figure 5.1 (Top) Students and staff who arrive by light rail or bus can walk or bike a quarter mile or less to campus.

Figure 5.2 (Bottom) Pedestrians will benefit from pedestrian improvements around the Gold Line station such as lighting, an awning, and new sidewalks.





Figure 5.4 (Top) The new campus gateway includes a dedicated entrance for pedestrians.

Figure 5.5 (Middle) At W. Santa Clara Street and N. Santa Anita Boulevard, pedestrians and bicyclists cross at a signalized intersection.

Figure 5.6 (Bottom) On N. Santa Anita Boulevard, continuous sidewalks lead to the campus.

BICYCLE CIRCULATION

The primary access for bicyclists to the site will be from Rolyn Place to take advantage of existing bicycle improvements, signalized crossings, and traffic patterns and to minimize conflicts with motorized vehicles and pedestrians. Bicycle parking will be provided on-site, adjacent to one of the primary building entrances along Rolyn Place (see Figure 5.3). Bicycle parking will connect directly to sidewalks, and travel throughout the campus will be primarily accommodated on foot.

5.2 ACCESS TO TRANSIT

As with other private schools across the region, use of transit has not historically been a major focus for Arroyo Pacific Academy. However, construction of the Metro Gold Line and shifting public dialogue about sustainable communities have elevated awareness among students and staff about the benefits of using transit. The student population includes many international students who are accustomed to using transit in their home countries. Furthermore, about forty percent (40%) of students live in communities located along the Metro Gold



Line corridor. Those cities include Los Angeles, Highland Park, South Pasadena, Pasadena, Altadena, Alhambra, Sierra Madre, Baldwin Park, Monrovia, Duarte, Azusa, and Glendora.

Figure 5.7 For bicycling commuters the Gold Line station offers both short-term bicycle racks and long-term, secure bicycle lockers.

The Specific Plan area is ideally located for transit use about a quarter mile from the Metro Gold Line station. In addition, four local and regional bus routes have a stop less than a quarter mile from the school on Santa Anita Avenue. Sidewalks, bicycle paths on major streets, and signalized crossings offer designated pathways for students and employees to walk or bike between transit and the school.

While circulation improvements are viable without the use of transit and parking standards are not based on the assumed future use of transit, it is important to note that transit use is viable in the future and will be encouraged by the academy.

5.3 VEHICULAR CIRCULATION

At the time of Specific Plan adoption, vehicular access to the main campus (41 W. Santa Clara Street) was from Santa Clara Street. For the Clarke Center (400 Rolyn Place),

vehicular access was from Rolyn Place. With consolidation of the Specific Plan, vehicles have one main point of ingress and one main point of egress at 325 N. Santa Anita Avenue under the gateway structure facing Santa Anita Avenue.

The most intense use of vehicular pathways occurs during drop-off for school in the morning before 8:30 a.m. At the end of the school day, pickup varies between 2:45 p.m. and evening hours, depending on the class and extracurricular activities of individual students. The primary vehicular access to the campus is under the gateway structure from Santa Anita Avenue. Vehicles driving southbound on Santa Anita Avenue make a right turn onto campus. From there, motorists can drive straight through the parking lot to drop off and/or pick up students in an aisle that accommodates the stacking of approximately 15-16 vehicles. After drop-off, vehicles exit the site by turning left onto Rolyn Place.

Secondary vehicle access is possible from Rolyn Place by entering the parking area closest to the Clarke Center. Secondary egress is possible by way of a second driveway under the gateway structure where vehicles may exit by making a right-only turn onto N. Santa Anita Avenue.



6

INFRASTRUCTURE & SERVICES

The Infrastructure and Services chapter is required by state law to identify existing and planned infrastructure and services in the project area. The focus is a brief description of existing conditions and the identification of needed improvements to implement the Specific Plan vision.

6.1 EXISTING AND PLANNED INFRASTRUCTURE

The Specific Plan area is currently connected to public and private utilities. The City of Arcadia Public Works Services Department maintains water, sewer, and storm drain services. Private services include electricity (Southern California Edison), gas (Southern California Gas Company), and cable and communications (Champion Broadband, Time Warner Cable, and AT&T).

Service providers have reviewed the development potential and determined that sufficient capacity exists to provide services to the Specific Plan area.

6.2 EXISTING AND PLANNED SERVICES

The City of Arcadia Public Works Services Department provides trash and recycling, water conservation, stormwater, and industrial waste services to the Specific Plan area. The City has reviewed the development potential and determined that sufficient capacity exists to provide services to the Specific Plan area.



7

IMPLEMENTATION

The Implementation chapter serves as a tool to describe how the plan will be implemented in terms of project review and plan improvements, including required and subsequent entitlements.

7.1 SPECIFIC PLAN ADMINISTRATION AND AMENDMENTS

The Arcadia City Council adopts specific plans by ordinance. This Specific Plan is an uncodified ordinance replacing and amending the underlying zoning. The City recognizes that modifications to the text and exhibits of this document may be needed over time. At the discretion of the City of Arcadia Development Services Director, minor modifications will not require a formal Specific Plan amendment (i.e., through a public hearing).

Interpretation of the provisions of the Specific Plan is the responsibility of the Development Services Director or designee. This authority extends to determining substantial conformance with the standards, regulations, and guidelines of the Specific Plan and all associated documents, and includes:

- Determination regarding issues, conditions, or situations that arise that are not addressed by the Specific Plan.
- Approval of signs in compliance with the standards of the zoning designation.
- Additions, deletions, and changes to the Specific Plan exhibits or text that substantially comply with the Specific Plan.
- Adjustments to the site plan, building elevations, landscaping, parking, and all other conceptual plans.
- Building-mounted mechanical equipment or cellular installations.

The Director or designee may make a decision on the above issues, with or without conditions, or can refer a decision to the Planning Commission and/or City Council at a noticed public hearing. Notice will be provided by publication in a newspaper of general circulation. If necessary, additional CEQA review and/or analysis will be conducted to determine the impacts of the request. Determinations of substantial conformance will be made based on findings that the request:

1. Substantially conforms to all applicable provisions of the Specific Plan.
2. Will not adversely affect public health and safety.
3. Will not adversely affect adjacent properties.

Applicants seeking to modify the Specific Plan will be required to complete and submit an application for an amendment to a Specific Plan to the City of Arcadia Development Services Department Planning Division.

Prior to approving an amendment, the Development Services Director or designee must find that the modification is consistent with the intent of the Arroyo Pacific Academy Specific Plan, that the modification preserves the quality of the Specific Plan's built environment, and that the modification does not adversely impact neighboring property owners or residents.

The following list provides an example of minor modifications that may be made to the Specific Plan administratively, at the discretion of the Development Services Director or designee. The Development Services Director has the discretion to refer any such request for modifications to the Planning Commission or City Council.

- Modification of design criteria such as landscape treatments, fencing, and entry treatments.
- Modifications of a similar nature to those listed above which are deemed minor by the Development Services Director, which are in keeping with the intent of this Specific Plan, and which are in conformance with the City of Arcadia General Plan.

7.2 REQUIRED AND SUBSEQUENT ENTITLEMENTS

Consistent with Municipal Code Division 5, design approval is required prior to issuance of a building permit or sign permit for all projects located in the Arroyo Pacific Academy Specific Plan area. The design review process consists of three steps:

1. Preliminary consultation between the project sponsor and Development Services Department staff to discuss design guidelines and design criteria applicable to the site and use.
2. Design concept review by the Development Services Department.
3. Final design review during the plan check process by the Development Services Department for substantial compliance with this Specific Plan (**particularly** Chapter 4) and the Municipal Code.

Chapter 4 includes a list of allowed uses. For any use not listed in Chapter 4, the Development Services Director or designee has the authority to make a determination of similar use and may require the approval of a conditional use permit.

7.3 CONSTRUCTION SCHEDULE AND PHASING

Construction of Building A, the Building B remodel, and façade improvements to Buildings B and C are intended to take place in a single phase.

