

# 1 Section

# INTRODUCTION

## 1.1 PURPOSE AND ORGANIZATION OF THE SPECIFIC PLAN



Azusa Pacific University

This Specific Plan is a comprehensive guide to defining the character of future physical development for the main campus of Azusa Pacific University (APU). The campus is located on two nearby sites (East Campus and West Campus) in Azusa, California. This plan does not address other properties owned or leased by APU in Southern California.

The Specific Plan incorporates a comprehensive development plan, development standards, and set of design guidelines to provide for aesthetic, cohesive, and quality campus development. These standards and guidelines set forth appropriate uses for the campus and describe the appearance, scale, and quality of that development. They also describe the measures that should be taken to ensure that future development is compatible with surrounding neighborhoods. The Specific Plan provides the opportunity to create a comprehensive framework for proposed development and to avoid piecemeal and fragmented development.

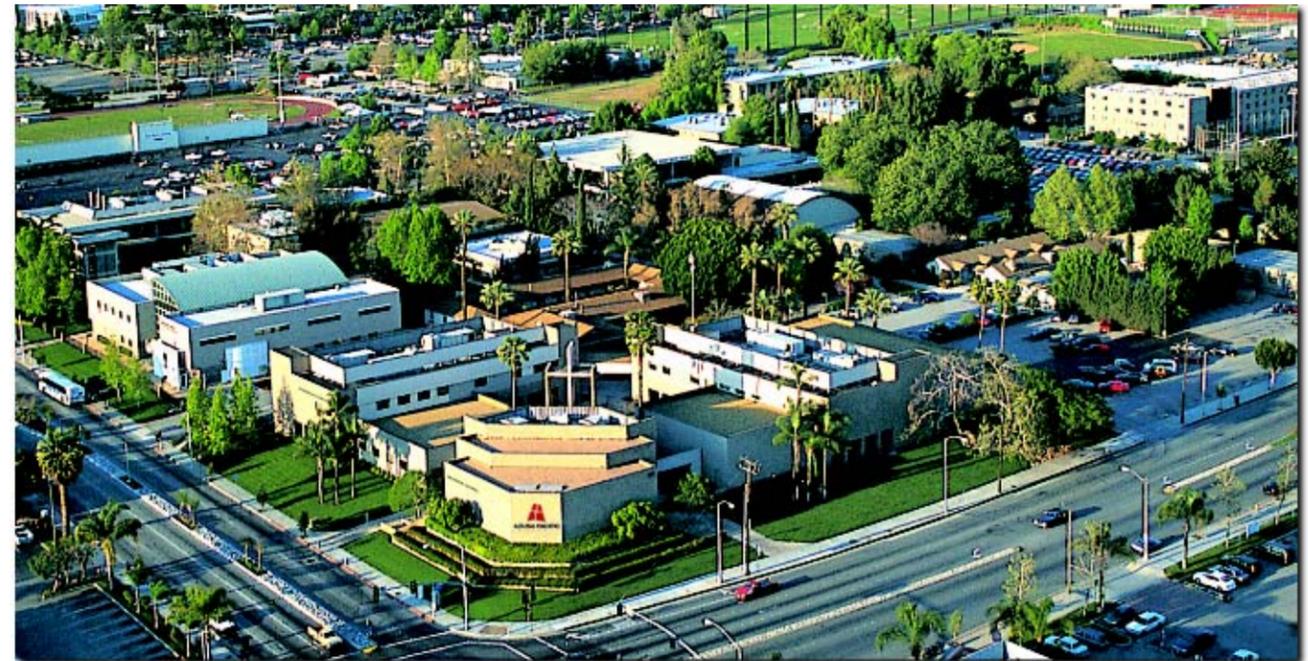
To do so, this document contains explanatory text, conceptual plans, design guidelines, ordinance regulations and exhibits. This Specific Plan is consistent with the newly adopted City of Azusa’s General Plan. It serves as an implementing framework for the General Plan as it affects the project site.

Factors considered in the preparation of this document include APU’s mission statement and goals for development, the City of Azusa’s General Plan, and the vision, goals, objectives, and guiding principles of the General Plan Update program. Other factors considered are the proximity of the APU campus to residential neighborhoods and the strategic location in relation to Citrus College and adjoining commercial centers.

The elements of the Specific Plan include a Summary of Existing Site Conditions and Issues (Section 2); Vision, Goals, and Guiding Principles (Section 3); Development Plan (Section 4); Development Standards (Section 5); Design Guidelines (Section 6); and Implementation Plan (Section 7).

The Development Plan (Section 4), details which areas of the campus will be developed. Subsections addressing Land Use, Circulation, Utilities, and Infrastructure describe the services needed to support the level of intended development.

Development Standards (Section 5) and Design Guidelines (Section 6) implement the planning and design concepts provided in this document by giving detailed specifications for future development on site. The Standards and Guidelines are intended to supplement the City of Azusa’s Municipal Code. Where provisions of the APU Specific Plan Design Standards and Guidelines differ from the City of Azusa Municipal Code, the Standards and Guidelines contained herein are to govern development within the campus area. The Guidelines and Standards encourage appropriate design solutions while maintaining sufficient flexibility to accommodate construction practicalities and economic feasibility.



Azusa Pacific University - East Campus

## 1.2 AUTHORITY FOR THE SPECIFIC PLAN

The APU Specific Plan is established through the authority granted to the City of Azusa by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (specific plans), and provisions of the Azusa Municipal Code. The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared when it is in the public interest to do so. As with general plans, the Planning Commission must hold a public hearing before recommending adoption of a specific plan by ordinance or resolution.

A specific plan is a legislative planning tool, regulatory in nature, and serves as zoning law for the property involved. Development plans, site plans, and tentative tract/parcel maps must be consistent with both the specific plan and the city's general plan. The Specific Plan shall be adopted by ordinance of the City Council. Thereafter, the Specific Plan may be amended in accordance with the procedures outlined in Section 7.8 Specific Plan Amendments and Minor Modifications. Prior to the review and approval of development applications by the Economic and Community Development Director or City Planning Commission, the approving authority shall find that the subject development application is consistent with the Specific Plan.

According to California Government Code (Section 65451), a specific plan shall contain the following elements:

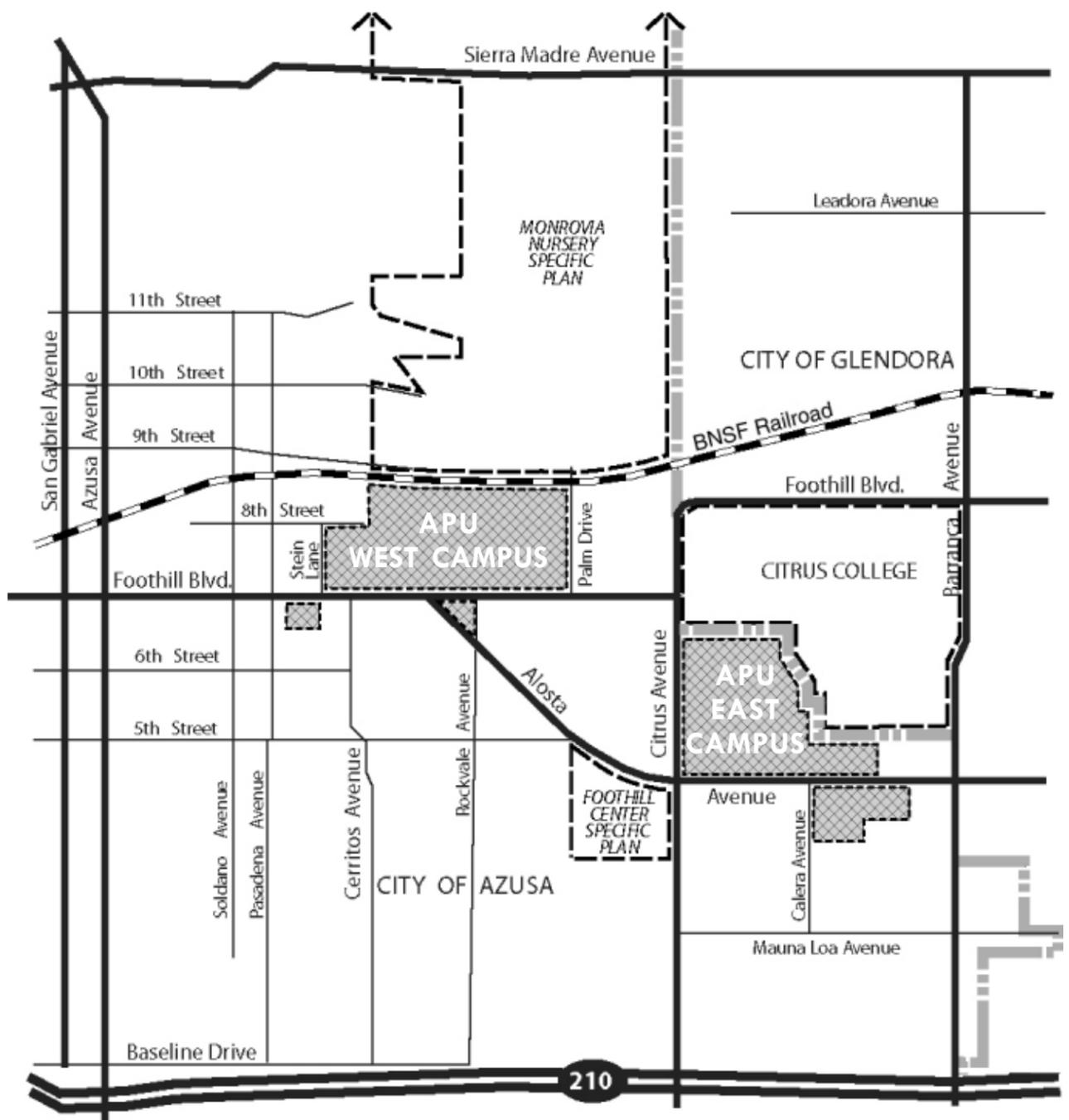
- a. A specific plan shall include text and a diagram or diagrams that specify all of the following in detail:
  - 1) The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
  - 2) The proposed distribution, location and extent, and intensity of major components of public and private

- transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3) Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1) and 2).

A specific plan shall include a statement of its relationship to a general plan. Section 1.7 discusses the relationship of the APU Specific Plan to the City of Azusa General Plan.

## 1.3 PROJECT LOCATION AND CHARACTERISTICS

The APU Specific Plan area is located at the northeastern corner of the City of Azusa and borders the City of Glendora. The Specific Plan area consists of two subareas, identified as the "East Campus" and "West Campus." APU and Citrus College, which is situated immediately to the north of the University, form the nucleus of what has been termed the "University District." The APU Specific Plan area is also located adjacent to a recently approved specific plan (Monrovia Nursery Plan) and a specific plan that is currently under consideration (Foothill Center). Exhibit 1A (Project Location) identifies the Specific Plan area in context of the access routes to the campus, related development and other specific plan areas in the immediate vicinity.



Source: Azusa Pacific University



EXHIBIT 1A PROJECT LOCATION

**TABLE 1A CAMPUS CHARACTERISTICS**

Category	Current Campus	Specific Plan Program at Buildout		
	East and West Campus as of 2001*	East Campus	West Campus	Total
<b>Students (Head Count)</b>	5,060	NA	NA	8,484
<b>Undergraduate</b>	3,140	NA	NA	5,260 <sup>a</sup>
<b>Graduate</b>	1,920	NA	NA	3,224 <sup>a</sup>
<b>Acres</b>	100.46 <sup>b</sup>	54.04	51.42	105.46 <sup>c</sup>
<b>Academic Building Area Net (Gross SF)</b>	603,576	702,466	569,412	1,271,878
<b>Student Housing Net (Beds)</b>	1,659 <sup>d</sup>	1,982 <sup>e</sup>	1,580	3,562
<b>Student Housing (GSF)</b>	414,750 <sup>d</sup>	648,152	300,414	948,566
<b>Parking (Total Net Spaces)</b>	2,828 <sup>f</sup>	1,754	1,334	3,088 <sup>g</sup>
<b>Faculty</b>	315 <sup>i</sup>	NA	NA	495 <sup>j</sup>
<b>Staff</b>	570	NA	NA	896 <sup>j</sup>

\* As of September 22, 2004, APU had an estimated 6,121 students (4,502 undergraduate and 1,619 graduate).

NA = Not applicable

<sup>a</sup> Assumes undergraduate as 62 percent of all students and graduates as 38 percent of all students

<sup>b</sup> Includes APU campus properties as approved for development under the 1996 Master Plan, the Azusa Square Site-Specific Plan area totaling to 79.36 acres, the subsequently acquired Foothill Drive-In Theatre site (17.20 acres), Edwards Triangle parking area (1.04 acres), Administration West/568 E. Foothill Blvd. site (0.52 acres), and University Park residential site (2.84 acres). Does not include Alostia Place residence site.

<sup>c</sup> Includes estimate of planned future complete acquisition of Alostia Place site (approx. 5.0 acres).

<sup>d</sup> Does not include Alostia Place student residences (only partially owned by APU) or the off-site facilities Global Village and Village West.

<sup>e</sup> Assumes future ownership or master leasehold of a portion of Alostia Place.

<sup>f</sup> Includes the following parking spaces associated with housing south of Alostia Avenue: University Park, 96 spaces, and Bowles Apartments, 155 spaces; also includes 514 spaces currently leased from Citrus College.

<sup>g</sup> Maximum potential parking in proposed structures and surface parking. Assumes no future leasing of off-site parking from Citrus College.

<sup>h</sup> Full-time-equivalent students (Kaku Associates 2002)

<sup>i</sup> Includes full- and part-time faculty. Does not include adjunct faculty of 657 who generally teach one class per semester.

<sup>j</sup> Assumes that the current ratio of faculty and staff to students remains constant at buildout.

Table 1A summarizes key characteristics for existing and projected APU Campus development.

## 1.4 HISTORY

Azusa Pacific University (APU) began in 1899 as the Training School for Christian Workers. Founded by a group of men and women from various denominations, the school was the first Bible college on the West Coast and has operated continuously for more than 100 years. Today, APU conducts classes in nineteen different countries and provides programs of higher education on eight California campuses with graduate and undergraduate enrollment of more than 7,000 students. Appendix A lists APU's accreditations. As previously noted, the main campus consists of two nearby subareas, the East Campus and West Campus.

### East Campus

In 1945, APU school officials purchased the 10.8-acre property on the corner of Alostia and Citrus Avenue in Azusa, which had been previously occupied by the Maybelle Scott School for Girls. In 1955, an alumnus contributed 11.0 acres of adjoining land to the east. This combined acreage is now the heart of the East Campus, housing the Schools of Business and Music and the College of Liberal Arts and Sciences. In 1966, 6.8 acres of adjacent land to the north were purchased from the Lark Ellen School. This land was designated for undergraduate student housing and now includes Smith, Adams, Engstrom, and Trinity Halls. The remaining 8.7 acres of Lark Ellen property north of the Little Dalton Wash channel was acquired in 1973 and contains the football and track stadium, locker rooms, art facility, and a facilities management building.

Also acquired in the 1970s were two parcels of land: 6.5 acres to the east of the existing campus, which now contains modular student housing; and the Bowles Residence Complex, a 2.9-acre parcel on the south side of Alostia Avenue, which contained apartments that are currently used for undergraduate students. The 2.3-acre University Park Apartment Complex, to

the west of the Bowles Residence Complex, was purchased in 1999 and is used for undergraduate housing. The University also owns a number of Alostia Place condominium units, situated between the Bowles Complex and University Park apartment complexes.

### West Campus

In 1993, APU purchased a 21-acre site—formerly occupied by the Avery Label manufacturing facility at Foothill Boulevard and Palm Drive—to establish what is now known as the West Campus. This campus is located two-tenths of a mile from APU's East Campus. In 1996, APU prepared a master plan that (1) set forth a program for the Avery Label property and (2) identified a number of new projects for the Alostia/Citrus main campus property, now known as the East Campus. The 1996 Master Plan was subsequently adopted by the City as Specific Plan number SP-2. This land was developed to include the Schools of Theology, Education, and Nursing; a 3,500-seat event center; classrooms; and a library.

In 1999, APU acquired a 12-acre site at Foothill Boulevard and Stein Lane—the former Azusa Square shopping center site. The City approved a specific plan (SP-5) for the site on March 20, 2000, allowing the phased development of the site with APU facilities. These facilities included a women's softball field, a men's baseball field, surface parking, and a series of mixed-use buildings fronting Foothill Boulevard that would eventually accommodate administrative uses, community oriented retail uses, classrooms, and student housing. The property currently has both athletic fields and surface parking.

In 2001, APU purchased the 17-acre former Foothill Drive-in Theater property, located at 675 E. Foothill Boulevard, and an office building on 0.5 acre located to the south of Azusa Square.

## 1.5 COMMITMENT TO COMMUNITY SERVICE

Over the last several decades, Azusa Pacific University has grown into a comprehensive institution, bringing honor and prestige to the community as one of the country's most prominent Christian universities. Home to several Fulbright Scholars, APU produces half of the state's baccalaureate-prepared nurses, and is a leader in the preparation of teachers and school administrators. Besides its academic programs, APU spends many volunteer hours and dollars on community service and outreach, including mentoring, tutoring, counseling, teaching, coaching, and feeding. Through the Nancy Moore Celebrate Azusa Scholarship Program, APU also provides numerous scholarships to graduates of Azusa High School and Gladstone High School. Included among APU's many community outreach efforts are the following:

- Along with the City of Azusa and the Azusa Unified School District, APU annually hosts City Links, a service program that brings together hundreds of volunteers for a day of teamwork and neighborhood improvement.
- In cooperation with the Azusa Unified School District, APU hosts a summer school program targeting Gifted and Talented Education (G.A.T.E.) students. In its second year, the project involved 100 gifted fourth and fifth graders, 40 middle school students, and 30 high school students seeking to enrich and advance their learning experience. Students meet at APU for classes during the summer months. The elementary students are engaged in advanced studies in history, math, science, and language arts taught by AUSD educators. High school participants take a freshman-level science course and lab, and

a freshman writing and introduction to literature class, taught by APU educators. Through these classes, students earn three units of college credit transferable to any major university.

- Each summer, APU also sponsors the Summer University Preparation Program (SUPP). This event prepares high school sophomores, juniors, and seniors, and international students to meet the challenges of attending college in the U.S.
- Each year, APU reaches out to several hundred fourth graders from the Azusa Unified School District in the C.H.A.M.P. (College Headed and Mighty Proud) Program. Founded in 1991, C.H.A.M.P. is a collaborative effort between APU and local elementary schools that targets children who would otherwise never consider college a realistic goal. During the semester-long C.H.A.M.P. Program, APU students make weekly visits to local elementary schools, building relationships with fourth graders, assisting them with school work and answering questions about college. C.H.A.M.P. participants also take a field trip to APU, where they tour classrooms and residence halls, discuss job options and college plans, and practice filling out admissions and financial aid applications.

Appendix B discusses APU's community outreach and involvement.

## 1.6 PUBLIC RESPONSE AND INPUT INTO THE SPECIFIC PLAN

Four public meetings were held in October 2002 to present APU's development plans and receive input from the community. Public participation was invited via announcements in English and Spanish sent to roughly 20,000 individuals, including 15,400 households in the City of Azusa, as well as City officials, Azusa Unified School District leaders, and Azusa businesses. The first two meetings, held at the beginning of October 2002, were organized as workshops intended to enable the public to learn of APU's long-term development objectives, discuss their concerns and issues about further development, and make suggestions about how the University could respond to these and ensure compatibility with the community. The existing and proposed APU land use plans (Exhibits 2B and 4A) were presented, along with information regarding the proposed growth of the campus to accommodate anticipated increased enrollment. These sessions afforded the opportunity for the site's planners and architects to respond to these issues in the Specific Plan document.

The following topics were raised in these discussions:

- **Vehicle Circulation and Parking:** concern for increased traffic and congestion on City streets due to increases in campus population; and need for sufficient campus parking facilities for students, faculty, staff, and visitors.
- **Campus Landscape and Open Space:** balance between development and open space; maintenance of mature campus landscape; development at campus edges to create congenial interface with the community; allowance of views into the campus from the community; and maintenance of views of the mountains from the community.

- **Pedestrian Zone and Pedestrian Safety:** need for safe pedestrian crossings on City streets; need for pedestrian-scale development on the campus; and encouragement of community to use campus pathways.
- **Buildings, Lighting, Noise Signage:** building heights and setbacks, particularly along campus edges; appropriate campus lighting, with concern for light "spill" onto adjacent properties; increase noise from university activities and athletic events; and sufficient and effective signage at the entries and within the campus.

At the third and fourth meetings, held at the end of October 2002, the University presented the APU Illustrative Plan (Exhibits 4B and 4C) and used these illustrations to demonstrate how the concerns raised by the public had been responded to and addressed by the Specific Plan. The following topics were discussed by the site planners, technical consultants, and university officials:

- Existing land uses
- Goals for the Specific Plan
- Projected enrollment and campus buildout
- Proposed land uses
- Proposed vehicle circulation improvements on regional roadways
- Proposed vehicle circulation and parking within the campus
- Proposed landscape concepts, including views into the campus from the community and views of the mountains
- Proposed pedestrian and vehicle zones, pedestrian access, and open space areas

- Proposed lighting, signage, and street furniture concepts
- Proposed building height and setback limitations

Questions from community participants were answered, and participants were given information about the process for review and approval of the Specific Plan.

## 1.7 RELATIONSHIP OF THE SPECIFIC PLAN TO THE EXISTING GENERAL PLAN

Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local jurisdiction’s General Plan. A General Plan Amendment is required in conjunction with the approval of the Azusa Pacific University Specific Plan to ensure consistency between the Azusa Pacific University and City of Azusa General Plan. Currently, there are two specific plans which govern the majority of the land use on APU’s campuses. In 1996, Specific Plan number SP-2 was adopted and it included the 21-acre Avery Label property at Foothill Boulevard and Palm Drive and APU’s East Campus (54 acres) located at Alostia Avenue and Citrus Avenue. The City approved the second APU Specific Plan number SP-5 which governs a 12-acre site at Foothill Boulevard and Stein Lane. This specific plan allowed for phased development of the site with APU facilities. The newly adopted General Plan land use designates the lands surrounding the two APU Specific Plans areas as University District.

The proposed Specific Plan would consolidate both existing specific plans and would also include the 17-acre property located at 675 E. Foothill Boulevard and 0.5-acre property located to the south of Azusa Square.

### 1.7.1 City of Azusa General Plan

As required by state law, the following provides an assessment of consistency with the City’s goal and objectives of the current General Plan. The framework for this assessment is the list of the City’s goals and objectives drawn from the City Design, Mobility, Housing, Historic/Cultural Resources, Infrastructure, Economic Development, Public Services, Recreation, Open Space, Geological Hazards, Mineral Resources, Air Quality, and Noise Sections of the General Plan.

#### 1.7.1.1 LAND USE GOAL

Provide for a complete and integrated mix of residential, commercial, industrial, recreational, public, and open space meeting the needs of existing and future residential and businesses.

#### 1.7.1.2 LAND USE POLICIES

Establish the urban form of neighborhoods, corridors, districts, and recreation/ open space.

Establish land use designation and appropriate density standards and development standards to:

- Ensure a balance of land uses
- Enhance the City’s long-term economic and fiscal well-being

APU Specific Plan integrates and balances the allocation of student housing, classrooms, libraries, research and study areas, chapel facilities, dining and student services, recreational opportunities, and athletics, and parking between the two campus sites. As an important institution in the City of Azusa, APU seeks to strengthen its ties with the community through the Specific Plan as facilitated through the campus physical plan.

The Specific Plan will enable APU to continue to enhance the City’s long-term economic and fiscal well-being. Besides employing over 900 individuals on a full-time basis and contributing as much as \$570 million annually to the regional economy (Economic & Planning Systems study), APU offers counseling assistance to Azusa residents annually through its Child and Family Development Center and APU brings medical help to more than 960 residents each year through the Neighborhood Wellness Center.

APU continues to enhance the City’s long-term economic well being through a number of community programs, including those listed in Appendix B. To illustrate, APU has partnered with the Azusa Unified School District (“AUSD”) to develop a number of innovative educational programs:

- C.H.A.M.P. (College Headed and Mighty Proud) working with fourth graders
- G.A.T.E. (Gifted and Talented Education) working with talented elementary, middle school, and high school students

APU has partnered with a number of community organizations to provide after school tutoring and recreational opportunities

- Neighborhood Homework House
- W.A.Y. program with AUSD
- Cerritos Kidz

#### 1.7.1.3 DISTRICTS GOAL

Azusa will have a thriving and well-balanced business section located within three pedestrian oriented districts that provide dining, retail, office, and entertainment experiences, and one industrial/ technology district that provides “tech-driven” manufacturing, warehousing, and other industrial uses along with supporting commercial uses.

#### 1.7.1.4 DISTRICTS POLICIES

Foster commercial activity in four focused districts: Downtown, University, Edgewood, and West End.

Encourage the revitalization of the four districts each with its special or unique focus, identity, and mix of uses:

- University District will serve residents on the east side of the City as well as the students, faculty, and staff associated with the Citrus College and Azusa Pacific University. This district will be transformed into a pedestrian oriented activity node based on a revitalized Foothill Center and Promenade Center providing service markets, shopping, and dining experiences.

In the Downtown, University, and Edgewood districts:

- Encourage the development of outdoor dining, “sidewalk” dining and other similar uses that do not impede pedestrian activity.
- Encourage the development of housing in both mixed-use settings and “stand alone” structures, provided that the “stand alone” structures provide each unit with ground floor individual entry, and the architecture and site design convey the sense of individual units.
- Require all new development and encourage the remodeling existing development to provide the maximum window exposure and minimum “blank wall” exposure to the sidewalk and street.
- Encourage the development of shared parking or “park once” parking concepts.
- Require single level, “at grade” parking facilities to be generously landscaped with shrubs and trees.

- Require commercial uses to wrap around the first story exterior of parking structures.
- Link individual buildings, public plazas, and parking facilities with each other through the use of walkways and sidewalks.
- Require new developments and substantially remodeled commercial developments to integrate sidewalks, plazas, and other amenities that contribute to pedestrian oriented activities.
- Maintain distinctive and pleasant physical environments for the districts through public streetscape, landscaped parkways, pocket parks, and street amenities (water fountains, shaded benches, shaded bus shelters, trash receptacles, pedestrian scaled lighting, public and entry signage, etc.)
- Accommodate both residential and commercial development within the University Districts and Edgewood District that serves local residents, such uses include full service markets and other stores, restaurants and services such as beauty shops, drycleaners, etc.

The Specific Plan promotes the continued support of commercial activities within the University District and focuses on the physical expression of the link between APU and the Azusa community. This link is reinforced by the development of an integrated, pedestrian-oriented and open campus that encourages the engagement of APU’s students, faculty and staff with the Azusa community. The Specific Plan facilitates these physical connections to the community by providing views into the campus that are open and welcoming to the Azusa community as well as providing visual corridors and openings into the campus from the public edge and ensure that entrances to the University are visually significant, safe and functional.

The Specific Plan provides pedestrian-oriented facilities and uses landscaped edges and open space vistas into the campus from the community, particularly from Foothill Boulevard and Citrus and Alostia Avenues to support the integration of the community with the campuses. The Plan develops the visual and pedestrian access into the campus that facilitates connections with surrounding neighborhoods and community access to APU. The Plan also sensitively deploys building design, heights and setbacks at the public edges of the campus to complement, and be compatible with the adjacent neighborhoods in the City. The Plan provides “one-stop” parking facilities for students, employees and visitors to the University, internal circulation systems and access to the campus that encourage pedestrian and transit modes of transportation and access.

1.7.1.5 PUBLIC AND INSTITUTIONAL USES GOAL

Ensure that Public and Institutional uses such as government and administrative offices, recreation facilities, cultural centers, and educational uses adequately support the existing and future population.

1.7.1.6 PUBLIC AND INSTITUTIONAL USES POLICIES

Allow for the development of private recreation, cultural, educational, institutional, and health-care uses along corridors and in districts, in accordance with Table CD-2, and provided that they are compatible with adjacent uses and subject to the City discretionary review and approval.

The Specific Plan is designed to allow for flexibility to respond to changing educational needs and programs of the existing and future faculty, staff, and students. The Plan ensures that the physical campus will adequately support not only the existing and future populations of the University but also the community. Within the Specific Plan, campus land use areas and zones are designated to maximize compatibility with adjacent and abutting land uses of surrounding properties.

The Specific Plan provides a physical campus that not only expresses the University’s status in the educational community and serves as a symbol for excellence for its students, faculty, staff and the community, but also provides the physical framework for the educational process. The Specific Plan recognizes that the essential and integrative university experiences take place not only in classrooms, but at meals, in spiritual settings, in residential areas, at recreational activities, and within the community. The Plan develops a physical campus that provides the setting for these experiences to be shared by students, faculty, staff and the community. Through the Specific Plan, the design of the APU campus allows for the full expression of these integrating experiences.

1.7.1.7 LINKAGE OF DEVELOPMENT WITH SUPPORTING INFRASTRUCTURE AND PUBLIC SERVICES GOAL

Ensure that land use development is adequately served by supporting infrastructure and public services.

1.7.1.8 LINKAGE OF DEVELOPMENT WITH SUPPORTING INFRASTRUCTURE AND PUBLIC SERVICES POLICIES

Plan, implement, and monitor public infrastructure and service improvements necessary to support land uses accommodated by this General Plan.

Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure.

The Specific Plan addresses the need to develop future utility system upgrades, expansion to accommodate the planned growth and reconfiguration of the campus facilities. The Plan examines the existing conditions and provides for the planned future development of drainage, water, fire protection, sewer, natural gas, electrical power, and the telecommunications systems

to adequately meet the existing and future needs of the campus. The Plan provides system designs that not only can be efficiently constructed, expanded, and maintained but are also flexible and adaptable to changes in technology.

1.7.1.9 LAND USE COMPATIBILITY GOAL

Ensure the compatibility among various types of land uses.

1.7.1.10 LAND USE COMPATIBILITY POLICIES

Require the consideration and mitigation of noise, light, vehicular, and other impacts on residential properties in the design of commercial and industrial development.

Require on-site lighting of institutional, commercial, and industrial uses be unobtrusive and constructed or located so that only the intended area is illuminated, off site glare is minimized and adequate safety is provided.

Require that the elevation of all parking structures facing residential parcels be lines with residential or commercial uses, enclosed, or controlled to prevent adverse noise and air emissions impacts on residences. Incorporate architectural design elements, such as surface treatments, off-set planes, and structural articulation and landscape, to provide visual interest and to be compatible with adjacent residences.

Require rooftop parking adjacent to residential areas be enclosed by a wall or other appropriate element within an adequate distance to prevent adverse visual and noise impacts.

Require that entertainment, dining, and drinking establishments, and other uses characterized by high-activity levels provide adequate physical and safety measures to prevent negative impacts on adjacent properties.

The Specific Plan maximizes the compatibility of the campus land use areas and zones with adjacent and abutting land uses of surrounding properties. The Plan

has designed the campus land use districts to complement and be compatible with the adjacent neighborhoods in the City.

The Specific Plan minimizes the amount of vehicular traffic on City streets, especially through residential neighborhoods, and maximizes the ease of movement within the campus and between the two campus areas by encouraging students, faculty and staff to use alternative modes of transportation other than private vehicles, such as public transit, campus trolley, bicycle and walking. The Specific Plan uses a variety of development standards and design guidelines to reduce the amount of noise, light, glare, and other impacts on residential neighborhoods. These impacts are reduced through the use of building design, setbacks, landscaping, fencing, walls, and placement of light fixtures.

The Specific Plan provides for parking structures to be designed to visually integrate them with the campus. The Plan provides development standards and design guidelines to ensure that the exterior of any parking structure within public view shall avoid a utilitarian appearance and shall be integrated with the architectural design of the campus in terms of scale, materials, and appearance. The intensive planting of screening trees and landscaping around the exterior of the structure will integrate the structure into the campus.

Within the development standards and design guidelines, the Specific Plan requires all land uses that are characterized by high-activity levels to provide adequate physical and safety measures to prevent negative impacts on adjacent properties. The Plan requires setbacks and the enhancement of landscape and architectural features of the buildings to promote safety and security for both the college environment as well as adjacent properties.

1.7.1.11 URBAN FORM GOAL

Promote enhanced mobility and reduced congestion throughout the City.

1.7.1.12 URBAN FORM POLICY

Develop a thoroughfare network to fit specific local streetscape needs and accommodate varying traffic volumes, bicycle travel, and pedestrian needs.

The Specific Plan enhances mobility and reduces congestion throughout the City by minimizing the amount of vehicular traffic on City streets, especially through residential neighborhoods, and maximizes the ease of movement within the campus and between the two campus areas by encouraging students, faculty and staff to use alternative modes of transportation other than private vehicles, such as public transit, campus trolley, bicycle and walking.

1.7.1.13 URBAN FORM GOAL

Improve the visual appeal of the City.

1.7.1.14 URBAN FORM POLICIES

Plant all public thoroughfares with rows of trees.

Encourage attractive gateway treatments to establish a positive image at the edges of the City and its districts and corridors.

Continue the underground overhead utilities.

Require signage to be designed considering the scale and materials adjacent buildings, the desired character of the neighborhood, district, or corridor where the site is located and pedestrian orientation.

The Specific Plan will improve the appearance of the City by developing a series of interconnected pedestrian-oriented open spaces that include quadrangles, courtyards, open lawns, and pedestrian malls and walkways formed and framed by existing and planned buildings and by landscape. Through its development standards and design guidelines, the Plan provides a variety of spatial experiences by way of variation in size and the programmed use of open space, through architectural treatment of building facades, and through landscaping. The Plan uses open

space areas to create and define vistas and view windows within the campus and into the campus from the community and help to create open spaces and related features such as landscape that form visual and functional transitions between the campus and the community.

The Specific Plan specifies guidelines for the design of new signage that shall be consistent with APU's current signage system. The Plan has developed signage design standards to complement and be compatible with the adjacent neighborhoods in the City.

1.7.1.15 URBAN FORM GOAL

Promote the street as a public, pedestrian oriented place through the appropriate placement of new buildings parked cars and garage doors.

1.7.1.16 URBAN FORM POLICY

Encourage front doors and public living spaces of buildings to be located toward the street and garages to be located toward the rear of lots.

The Specific Plan promotes the street as a public, pedestrian oriented place through the design and placement of parking facilities, internal circulation systems, and access to the campus that encourages pedestrian and transit modes of transportation. Specific design elements will integrate parking structures with the campus. The Plan requires intensive planting of screening trees at the exterior of the parking structures, use of exterior cladding and patterns similar to that in adjacent buildings, and creation of areas of accent and architectural focus such as entry points and articulation of façades, taking into account the campus' pedestrian circulation.

1.7.1.17 DISTRICTS GOAL

Promote districts as places safe and accessible to pedestrians in order to improve the economic viability, safety, and security of commercial districts, and to enhance the identity and cohesiveness of each district in the City.

1.7.1.18 DISTRICT POLICIES

Establish a "community" parking network that encourage patrons to park their vehicles in a "community" parking lot and then walk to a number of stores, offices, and restaurants.

Encourage pedestrian-oriented streetscape, plazas, and courts throughout districts.

Through its development standards and design guidelines, the Specific Plan promotes the University District as safe and accessible to pedestrians, which in turns improves the economic viability of commercial districts. The Plan fosters the commercial activities within the University District, focusing on the physical expression of the link between APU and the Azusa community. This link is reinforced by the development of an integrated, pedestrian-oriented and open campus that encourages the engagement of APU's students, faculty and staff with the Azusa community. The Specific Plan facilitates these physical connections to the community by providing views into the campus that are open and welcoming to the Azusa community as well as providing visual corridors and openings into the campus from the public edge, ensuring that entrances to the University are visually significant, safe and functional.

The Specific Plan provides pedestrian-oriented facilities and uses landscaped edges and open space vistas into the campus from the community, particularly from Foothill Boulevard and Citrus and Alostia Avenues to support the integration of the commercial businesses of the University District with the campuses.

The Plan also provides "one-stop" parking facilities for student, employees and visitors to the University, internal circulation systems and access to the campus that encourage pedestrian and transit modes of transportation and access.

## Introduction

### 1.7.1.19 CITYWIDE ACCESS AND CIRCULATION GOAL

Balance the roadway with the planned land uses in the City.

### 1.7.1.20 CITYWIDE ACCESS AND CIRCULATION POLICY

Maintain Level of Service D on roadway segments and at signalized intersections throughout the City, except in the downtown area, the University District, and in the vicinity of freeway interchanges where the Level of Service E shall be maintained in these areas.

The Specific Plan provides for a multimodal transportation system in the Specific Plan area, so people will not need to rely on automobiles to meet their travel needs, creating a pedestrian-oriented environment where trips within the Specific Plan area can be made on foot. The Plan also promotes a bicycle friendly environment, so that trips within the Specific Plan area can also be made by bicycle. The Plan also provides for transit service to and within the campuses areas, which will decrease automobile trips. By implementing the circulation improvements, the Specific Plan will make substantial improvements on the level of service on roadway segments and at signalized intersections within the University District areas.

The development of Azusa Pacific University will impact certain intersections near the campus. The Kaku traffic study indicates that the following intersections will be impacted and will require improvements:

- Calera Avenue and Alostia Avenue (AM & PM)
- Citrus Avenue and Foothill Boulevard (PM Only)
- Citrus Avenue and Alostia Avenue (AM & PM)

- Citrus Avenue and Mauna Loa Avenue (AM & PM)
- Citrus Avenue and Baseline Road (AM & PM)
- Cerritos Avenue and Foothill Boulevard (AM & PM)
- Stein Lane and Foothill Boulevard (AM & PM)
- Pasadena Avenue and Foothill Boulevard (PM Only)
- Azusa Avenue and Foothill Boulevard (AM & PM)
- Azusa Avenue and “1st” Street (AM Only)
- San Gabriel Avenue and Foothill Boulevard (PM Only)

Recommended improvements at these intersections are as follows, although these measures are subject to modification depending on the actual intensity, layout, and phasing of the University development:

- Calera Avenue and Alostia Avenue—APU shall pay the University’s fair share to modify the intersection to provide an eastbound left-turn lane. This improvement would require striping modifications and modifications to the existing raised median.
- Citrus Avenue and Foothill Boulevard--APU shall pay the University’s fair share to adjust the signal phasing to allow for a protected eastbound left turn phase. This improvement would require modifications to the existing traffic signal equipment at the intersection.

- Citrus Avenue and Alostia Avenue—APU shall pay the University’s fair share to adjust the signal phasing to allow for a permitted southbound left-turn phase. This improvement would require modifications to the existing traffic signal equipment at the intersection.
- Citrus Avenue and Mauna Loa Avenue—APU shall pay the University’s fair share to convert the existing unsignalized intersection into a signalized intersection. This improvement would require the addition of traffic signal equipment at the intersection.
- Citrus Avenue and Baseline Road—APU shall pay the University’s fair share to modify the intersection to provide an additional northbound left-turn lane. This improvement would require striping modifications and modifications to the existing raised median.
- Cerritos Avenue and Foothill Boulevard—APU shall pay the University’s fair share to modify the intersection to provide a southbound left-turn lane, through lane, and two right-turn lanes and a northbound left-turn lane, shared-through/left-turn lane and a right-turn lane. This improvement would require striping modifications and modifications to the existing raised median.
- Pasadena Avenue and Foothill Boulevard—APU shall pay the University’s fair share to adjust the signal phasing to allow for a protected northbound left-turn phase. This improvement would require modifications to the existing traffic signal equipment at the intersection.
- Azusa Avenue and Foothill Boulevard—APU shall pay the University’s fair share to modify the intersection to provide a

northbound right-turn lane. This improvement would require striping modifications and the removal of some on-street parking.

- Azusa Avenue and “1st” Street—APU shall pay the University’s fair share for a protected/permitted northbound left-turn phase and permitted southbound left-turn phase. This improvement would require modifications to the existing traffic signal equipment at the intersection.
- San Gabriel Avenue and Foothill Boulevard—APU shall pay the University’s fair share to modify the intersection to provide an additional westbound left-turn lane. This improvement would require striping modifications and modifications to the existing raised median.

### 1.7.1.21 TRANSPORTATION CHOICES GOAL

Provide a connected, balanced, and integrated transportation system that enables Azusans to walk, bike, and take transit, rather than using their car.

### 1.7.1.22 TRANSPORTATION CHOICES POLICIES

Provide pedestrian amenities (such as benches, seats, water fountains, shady street trees, etc.) and conditions that enhance the pedestrian experience along the pedestrian network.

Provide bicycle amenities (bicycle parking spaces, bike lockers, etc.) on/near the bicycle network.

Improve/ enhance local and regional transit service in the City.

The Specific Plan provides a connected, balanced, and integrated transportation system that enables students, faculty, and staff to walk, bike, and take the campus trolley, rather than using their car, by providing for a multimodal transportation system in and between the two campus areas. The Plan enables people to rely on modes of transportation other than automobiles to meet their travel needs. The Plan creates a pedestrian-oriented environment where trips within the Specific Plan area can be made on foot. The Plan also promotes a bicycle friendly environment, so that trips within the Specific Plan area can also be made by bicycle.

1.7.1.23 LAND USE PLANNING SUPPORT OF MOBILITY GOAL

Encourage walking, biking, and the use of transit through a variety of land use development and urban design measures.

1.7.1.24 LAND USE PLANNING SUPPORT OF MOBILITY POLICIES

Consider implementing a “park once” strategy in the Downtown and University districts.

Plan land uses and design buildings to encourage transit, ridesharing or carpool, bicycling, and walking. This includes but is not limited to the following:

- Allowing a mix of uses to include residential and commercial uses in the same area in order to reduce the number of vehicular trips made
- Locating and designing new developments to encourage access by non-auto modes
- Requiring new development to provide direct and convenient pedestrian access to transit and adjacent land uses
- Requiring the provision of transit facilities/ amenities in large scale developments

The Specific Plan encourages walking, biking, and the use of transit through a variety of development standards and design guidelines, such as separate travel lanes and/or grade separations for each mode, where feasible and the careful design of intersections to avoid modal conflicts and accidents. The Plan aesthetically integrates roads, pedestrian paths, and parking areas into the campus context, utilizing landscaping to enhance the appearance of the roads, paths and parking areas for both users and persons viewing these facilities. The Plan stresses the importance of pedestrian and motorist security and sense of personal safety through the consideration of the layout of and views from paths and parking areas, and views from paths and parking areas to the surrounding area. The Plan requires that relationships between pedestrian pathways and parking areas to landscaping, buildings, and street furniture be considered and that provisions of surveillance opportunities of paths and parking areas from the neighboring areas, streets, and walkways. The Plan integrates light design into the street, walkway, bikeway, and auto and bicycle parking design. The Plan significantly improves transit service to and within the campus areas, and provides pedestrian-oriented amenities to encourage ridership.

The Plan also provides “one-stop” parking facilities for students, employees and visitors to the University, internal circulation systems and access to the campus that encourage pedestrian and transit modes of transportation and access.

1.7.1.25 ELECTRICITY GOAL

Provide an electric supply system that is able to meet the projected electrical demands; upgrade and expand supply, transmission and distribution facilities; and pursue funding sources to reduce the cost of electric provision for the City.

1.7.1.26 ELECTRICITY POLICY

Update the electric master plan to reflect anticipated growth and current capacity.

Designate, preserve, and acquire land for electrical distribution facilities, as necessary.

Minimize electrical consumption through site design, use of efficient systems, and other techniques.

Continue the City’s electrical conservation efforts; review programs periodically and modify and/or expand them as appropriate and feasible.

Continue to require the incorporation of electrical conservation features in the design of all new construction and site development.

Continue to underground all overhead electrical lines.

The Specific Plan provides for adequate electrical power to support existing and future needs of the campus. As a component of the Plan, an electric master plan has been prepared which reflects anticipated growth and current capacity, and conserves natural resources. The Plan requires all new buildings and facilities to be designed and developed to minimize electrical consumption and maximize energy conservation.

1.7.1.27 WATER GOAL

Provide a water supply system that is able to meet the projected water demands; upgrade and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the cost of water provisions for the City.

1.7.1.28 WATER POLICIES

Continue to update the water master plan and an associated capital improvements program, and evaluate the adequacy of the water supply and distribution supply.

Designate, preserve, and acquire land for water storage and transmission facilities, as necessary.

Require that new development and retrofit existing developments to contain safeguards and measures preventing water supply degradation.

Minimize water consumption through site design, use of efficient systems, and other techniques.

Continue the City’s water conservation efforts; review programs periodically and modify and/or expand them as appropriate and feasible.

Continue to require the incorporation of water conservation features in the design of all new construction and site development.

The Specific Plan has planned for a water supply system that is able to meet the projected water demands of existing and future needs of the campus. A water master plan for the campus along with a capital improvement and phasing program were prepared for the Specific Plan which indicates the adequacy of the campus’ water supply and distribution system. The water master plan shows that the system design conserves water resources. The Plan contains development standards and design guidelines that reduce campus water consumption through site design, landscaping, building design, and construction including the use of trees and other landscaping material and irrigation techniques appropriate to the Azusa climate zone.

1.7.1.29 WASTEWATER TREATMENT AND FACILITIES GOAL

Provide a wastewater collection and treatment system that is able to support permitted land uses, upgrading existing deficient systems, and pursue funding sources to reduce costs of wastewater provision in the City.

1.7.1.30 WASTEWATER TREATMENT AND FACILITIES POLICY

Update the sewer master plan to reflect anticipated growth and current capacities.

## Introduction

The Specific Plan addresses the need to develop future wastewater utility system upgrades through the preparation of a sewer master plan. The Plan shows that wastewater utility system provides an adequate wastewater system to support existing and future needs of the campus as well as reflects anticipated student growth and current capacities.

### 1.7.1.31 STORM DRAINAGE GOAL

Provide a flood control system that is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.

### 1.7.1.32 STORM DRAINAGE POLICIES

Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities.

Require new developments to employ the most efficient drainage technology to increase ground percolation, control drainage, and minimize damage to environmental sensitive areas.

The Specific Plan provides for a flood control system for its existing and proposed land uses. One of the components of the Specific Plan was the preparation of a master drainage study which assessed the effect of existing and future campus development on the City of Azusa and County off-site systems. The study provides for the location and sizing of surface retention and underground collection and piping facilities to properly handle the expected storm runoff from the campus.

### 1.7.1.33 AIR QUALITY GOALS

Improve air quality in Azusa and reduce exposure to air pollutants.

### 1.7.1.34 AIR QUALITY POLICIES

Integrate air quality concerns into the land use planning decisions.

Integrate air quality concerns into site design review.

Reduce pollutants emissions from quarry operations, off-road vehicles use areas, industrial uses, and vehicular traffic.

The Specific Plan provides for a circulation and parking system that minimizes the amount of vehicular traffic on City streets and maximizes the ease of movement within the East and West Campuses and between the campuses. The Plan encourages the use of public transit, bicycle, and walking as the transportation modes on and off the campus. By reducing the amount of vehicular traffic, the Specific Plan will be improving the air quality in Azusa.

### 1.7.1.35 NOISE GOALS

Maintain community noise levels that meet health guidelines and allow for a high quality of life.

### 1.7.1.36 NOISE POLICIES

Integrate noise considerations in the City's land use planning and project approval process.

Establish policy for outdoor activities including but not limited to sport, music, and festivals.

The Specific Plan uses a variety of development standards and design guidelines to reduce the amount of noise impacts from the physical campus on the adjacent properties, such as building design, setbacks, landscaping, fencing and walls. The Plan uses extensive amount of landscaping to minimize the noise impacts of automobiles and parking facilities, athletic facilities, and other noise-generating land uses.

## 1.8 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE



In compliance with the requirements of the California Environmental Quality Act and the City of Azusa environmental procedures, an Environmental Impact Report (EIR) has been prepared for the Specific Plan area and circulated to the public for review and comment. The EIR for the Specific Plan addresses the potential environmental impacts that may result from the implementation of the proposed Specific Plan and discusses alternatives and mitigating measures to actions contained within the Specific Plan.

Subsequent development applications will be reviewed by the City's Economic and Community Development Director who shall determine consistency with the Specific Plan. An initial study may be required and a determination of the environmental document, as appropriate, will be made pursuant to CEQA Guidelines. Those applications determined to be consistent with the Specific Plan and that fall within the scope of the EIR will require no further environmental review.

If it is determined by the Economic and Community Development Department Director that the application is inconsistent with the Specific Plan, the University will need to file for an amendment to the Specific Plan and prepare additional environmental review based on the direction of the Economic and Community Development Director.

