

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 18, 2002

FROM: CITY MANAGER

SUBJECT: VACATION OF PORTIONS OF MADELINE DRIVE (WEST), ZONE CHANGE AND AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION OF A PARCEL (235 MADELINE DRIVE) AND WESTRIDGE SCHOOL MASTER DEVELOPMENT PLAN AMENDMENT (MDPA), 324 MADELINE DRIVE

RECOMMENDATION: It is recommended that after a public hearing, the City Council:

1. Approve the Initial Environmental Study and Negative Declaration (Attachment 4);
2. Approve the De Minimis Impact Finding on the State Fish and Game (Attachment 5);
3. Find that the proposed vacation of Madeline Drive from approximately 250 feet east of Orange Grove Boulevard to the east end of the cul-de-sac is consistent with the 1994 Comprehensive General Plan Mobility Element ("Plan"), as Madeline Drive is not a through street nor is it a designated mobility corridor, and the vacation of this segment is consistent with the Improve Pedestrian Environment measures K and M of the Plan, which includes the expansion of open space and pedestrian facilities and the improvement of child-pedestrian safety, respectively;
4. Adopt the attached Resolution of Vacation (Attachment 2) of portions of Madeline Drive (west) from approximately 250 feet east of Orange Grove Boulevard to the east end of the cul-de-sac and in accordance with the requirements and recommendations of the Public Works Department;
5. Authorize the City Manager to execute a Condition Satisfaction Contract between the City and the applicant (re: Street Vacation);
6. Find that the proposed zone change from RS-4 (0-4 units per acre) to PS (Public, Semi-Public) and amendment to the General Plan land use designation from Low Density Residential, 0-6 units per acre, to Institutional for the parcel located at 235 Madeline Drive are consistent with the goals, objectives and policies of the General Plan and the purposes of Chapter 17.40 (PS, Public, Semi-Public District) of the Zoning Code;
7. Approve the proposed amendment to the General Plan land use designation from Low Density Residential (0-6 units per acre) to Institutional for the parcel located at 235 Madeline Drive, and approve proposed zone change from RS-4 (Single-Family Residential, 0-4 units per acre), to PS (Public, Semi-Public);

8. Make the findings pursuant to Section 17.98.040 of the Zoning Code as herein contained in this report, and approve the Amendment to the Westridge School for Girls Master Development Plan (MDPA2) (Exhibit B of Attachment 3);
9. Adopt the attached resolution (Attachment 3) approving the Westridge School Master Development Plan Amendment, including the amendment to the General Plan Land Use designation of the parcel at 235 Madeline Drive;
10. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code for the parcel at 235 Madeline Drive, from RS-4 (Single-Family Residential, 0-4 units per acre) to PS (Public, Semi-Public);
11. Direct the City Clerk to file a Notice of Determination (Attachment 6) in accordance with Section 15075 of the State California Environmental Quality Act (CEQA) Guidelines with the Los Angeles County Recorder.

PLANNING COMMISSION REVIEW

On September 25 and October 9, 2002, the Planning Commission reviewed and recommended approval of the proposed amendment to the Master Development Plan (MDP), including the proposed vacation of portions of Madeline Drive, and the proposed zone change and amendment to the General Plan, and other components of the MDP. The Commission recommended modification of condition of approval #14 allowing for a fence or wall height of "up to 7 feet" between the Pitcairn House and the abutting property to the east (267 W. State Street). This condition has been included in the MDP amendment.

DESIGN COMMISSION REVIEW

On September 23, 2002, the Design Commission reviewed and provided advisory comments supporting the proposed MDP amendment. Staff forwarded the Design Commission's comments to the Planning Commission.

CULTURAL HERITAGE COMMISSION REVIEW

On September 3, 2002, the Cultural Heritage Commission reviewed and recommended approval of the MDP amendment. At the same meeting, the Commission reviewed and approved with condition the proposed removal of a residence at 235 Madeline Drive. The condition of approval has been included in the MDP amendment.

TRANSPORTATION ADVISORY COMMISSION REVIEW

On November 12, 2002, the Transportation Advisory Commission reviewed and recommended approval of the vacation of portions of Madeline (west) according to staff's recommendation.

EXECUTIVE SUMMARY

A Master Development Plan (MDP) for Westridge School for Girls (324 Madeline Drive) was first adopted by the City Council in January 1994, and first amended in February 1998. An application for a new amendment was submitted last year. The major components of the proposed amendment under review at this time consists of: 1) Vacation of portions of Madeline Drive between Orange Grove Boulevard and the end of the existing cul-de-sac; and 2) expansion of the school campus onto an adjacent parcel to the east, which will require a zone

the MDPA include improvements to athletic field, a new 53-space parking lot, and construction of small support buildings (dance studio, storage building), and creation of a landscaped court.

Approval of this amendment will not increase the total number of students (502) or staff/faculty (105) allowed by the existing MDP. The conditions associated with the 1998 amendment would remain in effect.

BACKGROUND

On January 25, 1994 the City Council approved the Westridge School Master Development Plan (1993 MDP), and on February 28, 1998 the City Council approved the first amendment to this Plan (1998 MDPA). Most of the projects associated with the original MDP have been completed. The 1998 MDPA included the construction of an auditorium, which is currently in plan review for a building permit. On April 6, 2001, the school submitted a proposal for a new amendment to its MDP.

On March 1, 2000, Westridge School submitted to the Public Works Department a request for a vacation of portions of Madeline Drive (west) from approximately 250 feet east of Orange Grove Boulevard to the east end of the cul-de-sac. This request for street vacation accompanies the proposed Master Development Plan Amendment. The Public Works Department reviewed and prepared the recommendation for the street vacation.

PROPOSED MASTER DEVELOPMENT PLAN AMENDMENT

The purposes of Master Development Plans are to:

- 1) Establish a procedure which reduces processing time and uncertainty by eliminating the need for a conditional use permit; and
- 2) Ensure orderly and thorough city review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development.

The Master Development Plan Amendment #2 (MDPA2) text and all conditions of approval are enclosed in this report as Exhibit B of Attachment 3 (Resolution amending General Plan land use designation of one parcel and adopting MDPA2).

Components of the Proposed Master Development Plan Amendment #2 (MDPA2)

The school campus site at present consists of 8.29 acres (361,516 square feet), and currently has 87,610 square feet of buildings. The 1998 MDPA approved a total of 131,790 square feet of building floor area. Some of the buildings approved under the 1998 MDPA have not been constructed and are anticipated for completion after this proposed amendment. The current amendment will provide for additional buildings and removal of certain structures, resulting in a total building floor area of approximately 114,458 square feet allowed in the campus. This is 17,332 square feet less than the square footage approved in 1998.

This proposed Master Development Plan Amendment consists of the following components:

1. Vacation of Madeline Drive (west)

The portion of Madeline Drive defined on the east by the existing cul-de-sac, and on the west by an extension of the west property line of the campus will be vacated and become

part of the school campus. The vacation involves the construction of a new cul-de-sac at the remaining portion of Madeline Drive with access from Orange Grove Boulevard.

The vacated portion of Madeline Drive will be developed as an exterior court, and include guest parking for five cars. The area will become an integral part of the campus, linking the school campus located on both sides of Madeline Drive.

2. Zone Change and General Plan Amendment, Expansion of the campus to an adjacent parcel

The parcel located at 235 Madeline Drive will be added to the school campus to provide access to the new parking lot and space for a new 1000-square foot storage building. Expansion to this parcel requires that its zoning be changed from RS-4 (Single-Family Residential, 0-4 units per acre) to PS (Public, Semi-Public), and the General Plan land use designation be amended from Low Density Residential (0-6 units per acre) to Institutional, in order to be consistent with the rest of the school campus. Incorporation of this parcel to the campus will increase the campus area to 398,409 square feet (9.15 acres). At the same time, removal of an existing residence in this parcel was approved by the Cultural Heritage Commission in its September 3 meeting, with a condition of approval that has been incorporated as condition number 18 of the MDP amendment (MDPA2, Exhibit B of Attachment 3).

3. An Enlarged and Improved Athletic Field

The new field will be 165 feet by 300 feet and will be bordered by a 15-foot wide run-out zone on all sides. The field will be located in the same area as the existing field, but will extend to the north where the existing tennis courts are located. The existing tennis courts will be removed. The field renovation will also include a bleacher structure with a maximum seating capacity of 200 people, and a 20-foot tall perimeter fencing at the north, east and south of the field.

4. Maintenance Building

Change the location of a new 1,000-square foot Maintenance Building. In the 1993 MDP, the maintenance building was located at approximately midpoint of the north property line. This amendment proposes a new location at the northeast corner of the campus. The existing 1507-square foot maintenance building will be demolished.

5. Dance Studio

Construct a 3,000-square foot, one-story building for a dance studio in the location of the existing maintenance building.

6. Parking

Construct a parking lot on the north side of the campus that will accommodate 53 parking spaces with access via the Madeline Drive (east) cul-de-sac on the east side of the campus. This parking lot would replace the "L"-shaped parking lot approved in the 1998 MDP that accommodated 33 cars with access via the west portion of Madeline Drive. This lot will supplement the existing 91-space parking lot on State Street, and the five spaces at the end of the future cul-de-sac at the end of Madeline Drive (west), for a total of 149 spaces. The Zoning Code requires 124 parking spaces according to the number of students and faculty/staff.

7. Storage Building

Construct a 1,000 square foot, one-story structure to be used for storage on the northeast corner of the campus.

8. Demolition of the Gladys Peterson Building

The 1672-square foot Gladys Peterson Building, located on the south side of the campus, was constructed in 1962 and is currently used in part as a dance studio. The proposed demolition was reviewed and approved by the Cultural Heritage Commission at its September 3, 2002 meeting. A landscaped court will take its place.

Implementation of the various components of the proposed master plan amendment will involve removal of certain trees. Conditions of approval of the MDPA require that the applicant comply with the requirements and adhere to the guidelines of the Tree Protection Ordinance.

Furthermore, the MDP amendment requires protection of trees, which might not meet the specimen criteria of the ordinance, but are eight or more inches in diameter. If removed, these trees shall be replaced at a minimum of one and a half-to-one ratio with appropriate species and size, which attain or exceed the tree canopy lost within 5 to 7 years.

The application initially included a request for athletic field lighting (four 70-foot high), however, this component was withdrawn. Although four light poles are shown on the plans, a condition of approval does not permit them.

ANALYSIS

Street Vacation

On March 1, 2000, Westridge School submitted a request for a vacation of a portion of Madeline Drive from approximately 250 feet east of Orange Grove Boulevard to the east end of the cul-de-sac. That portion of Madeline Drive to be vacated is approximately 634 feet in length and 60 feet in width. After the City deeds the vacated portion to the school, the curbs and gutters will be removed. The school proposes to provide guest parking with five spaces and an open landscaped court, linking the north and south campuses of the school. At this time, the school does not intend to construct any buildings in this space. The subject portion of the street to be vacated is legally described in Exhibit "A" and shown on Exhibit "B" of the memorandum from the Public Works Department (Attachment 1).

With this street vacation and a new parking lot on the northeast portion of the campus, a new access driveway will be constructed on Madeline Drive (east), and vehicles will then be entering from Madeline Drive on the east side of the campus via Pasadena Avenue. A traffic study was conducted and analyzed potential impacts of the proposed MDPA on traffic and parking. The study recommends that following completion of the modified cul-de-sac at this location, monitoring of traffic volumes and vehicle speeds be conducted. If traffic conditions, particularly with respect to vehicle speeds, become undesirable, traffic calming measures such as the installation of speed humps and increased enforcement of posted speed limits will be considered.

Street Vacation Consistency with General Plan:

The Public Works Department and Transportation Department have found the street vacation component of this Master Plan amendment to be consistent with the General Plan Mobility Element as follows: Madeline Drive is not a through street nor is it a designated mobility corridor. Vacation of this segment furthers Pedestrian Improvement measures 2(k), expansion of open space and pedestrian facilities and 2(m), improvement of child-pedestrian safety.

Zone Change and General Plan Amendment

Part of the proposed amendment to the Master Development Plan is the expansion of the school campus onto an adjacent parcel located on the east side of the campus. In order for the school to utilize this parcel as access to the new 53-space parking lot and to provide space for the new storage building, a zone change from RS-4 (Single-Family Residential, 0-4 units per acre) to PS (Public, Semi-Public), and an amendment of the General Plan land use designation from Low Density Residential (0-6 units per acre) to Institutional are necessary.

The existing single-family residence (at 235 Madeline Drive) is proposed to be removed (either by relocation or demolition). Built in 1923, it is considered a structure of merit. The Cultural Heritage Commission, at its September 3rd, 2002 meeting approved its removal with the condition that the school will advertise and offer it for relocation free of charge until March 31, 2003.

The existing land uses surrounding the school campus are multi-family residences (condominiums) to the west, multi-family and single-family residences to the north, single-family residences to the east, and single-family and multi-family residences to the south.

Some of the adjacent residential parcels to the northeast, east and southeast of the school campus are owned by the California Department of Transportation (Caltrans) and are part of the proposed of the 710 Freeway. It is not certain if and when the freeway extension will occur, so it is likewise uncertain if these residences will remain.

Over the years, the school has expanded along the north side of Madeline Drive, and became the predominant use in the block. The additional parcel will provide space to align a new access driveway to the proposed parking lot, and to locate new maintenance and storage buildings. This additional parcel will provide for the various support facilities the school needs to function effectively. From a planning perspective, changing the land use from residential to institutional will not result in adverse conditions to the existing residential neighborhood because the school's operations and expansion will be governed by the Master Development Plan. The MDP and the conditions of approval will ensure that the institutional use will be compatible with the surrounding residential uses.

Zone Change and General Plan Amendment Consistency with General Plan:

The proposed expansion, and accompanying zone change and General Plan amendment are consistent with certain objectives and policies of the General Plan Land Use Element such as: promotion of public and private schools, support for quality education for all students, provision for long-term opportunities for growth of existing educational institutions in balance with their surroundings, and support for the expansion opportunities of existing educational institutions.

FINDINGS FOR A MASTER DEVELOPMENT PLAN

Pursuant to PMC Section 17.98.040, the City Council must find that the proposed Master Development Plan Amendment (MDPA2) is consistent with the following required findings:

1. *The location of master development plan amendment is in accord with the special purposes of the zoning code and the purposes of the district in which it is located, in that the existing use (private school) is a permitted use in the PS (Public, Semi-Public) district. The proposed amendment to the MDP does not conflict with the surrounding*

residential uses. The various components of the proposed MDP amendment, such as the construction of a new parking lot, comply or exceed the zoning code requirements. The code seeks to preserve adequate open space for the protection of light and air and to preserve the character and quality of residential neighborhoods. The proposed MDPA provides adequate open space and adequate separation from adjoining residences.

2. *The location of master development plan amendment and the conditions under which it would be operated or maintained will be consistent with the General Plan.* The proposed MDP amendment is consistent with several objectives and policies of the General Plan Land Use Element, such as: Objective 13 – Adequate Services, and Objective 23 – Existing Institutions. The proposed street vacation is consistent with the General Plan Mobility Element’s Pedestrian Improvement measures regarding expansion of open space and pedestrian facilities, and improvement of child-pedestrian safety.
3. *The master development plan amendment will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, or injurious to properties or improvements in the vicinity,* in that the conditions of approval set forth in the MDP amendment will protect the neighbors’ health, safety and welfare. Some of these conditions of approval include, but are not limited to: provision of adequate parking within the campus, installation of fences or walls of appropriate material and height to contain potential noise from activities in the enlarged athletic field, implementation of landscaping plan, compliance with the City’s tree protection ordinance, and adherence to the approved site plan.
4. *The master development plan amendment will comply with the provisions of Title 17, including any specific condition required for the proposed MDPA in the district in which it would be located.* The proposed MDPA, as submitted is designed in compliance with the specific purposes of the PS district, supplemented by specific conditions of approval of this MDPA in addressing potential noise, parking, traffic and aesthetic aspects of the project.


ENVIRONMENTAL CLEARANCE

An Initial Study prepared for the project found that no significant impacts will result from the proposed project. A Negative Declaration is recommended, and a Notice of Determination has been prepared.

FISCAL IMPACT

There will not be a fiscal impact as a result of this Master Development Plan Amendment, Street Vacation, General Plan amendment and zone change. The applicant will be responsible for all costs associated with the design, review and construction of the new cul-de-sac, relocation of public utilities on the vacated portion of Madeline Drive, provide for easements along the vacated portion, replacement and maintenance of all trees on the vacated portion, maintenance of street lights on the vacated portion, and costs associated with meeting all the conditions set forth in the street vacation. Permitting fees will be collected for future development projects in the campus to cover costs incurred from staff time required for project review.


Respectfully submitted,


Cynthia J. Kurtz
City Manager

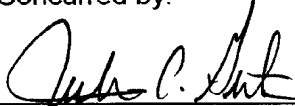
Prepared by:


Annabella Atendido,
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Approved by:


Richard J. Bruckner
Director of Planning and Development

Concurred by:


Julie A. Gutierrez, Director
Department of Public Works

Attachments:

1. City Engineer's Memorandum to the Planning and Development Director dated September 16, 2002 – Vacation of Madeline Drive (west)
2. Resolution of Vacation
3. Resolution amending the General Plan land use designation of 235 Madeline Drive parcel and adopting the Westridge School Master Development Plan Amendment #2 (MDPA2)
 - a. Exhibit A – Westridge School campus map
 - b. Exhibit B – Westridge School MDPA2 Text and Conditions of Approval
4. Initial Environmental Study
5. De Minimis Impact Finding
6. Notice of Determination