

# Agenda Report

**DATE:** APRIL 11, 2005  
**TO:** CITY COUNCIL  
**FROM:** CITY MANAGER  
**SUBJECT:** 2005-2015 POLYTECHNIC SCHOOL MASTER DEVELOPMENT PLAN  
1030 EAST CALIFORNIA BLVD. PLN2004-00428 Council District 7

## **RECOMMENDATION**

It is recommended that the City Council:

1. Approve the Environmental Initial Study and recommended Mitigated Negative Declaration (Attachment 1);
2. Adopt findings (Attachment 2) that the proposed Polytechnic School Master Development Plan is consistent with PMC Title 17 (Zoning Code) and the General Plan; and that the proposed tree removal is consistent with PMC Title 8 (Health and Safety Code);
3. Approve the Polytechnic School Master Development Plan (Attachment 3) and the attached Conditions of Approval (Attachment 4).
4. Approve the attached resolution establishing the Polytechnic School Master Development Plan at 1030 E. California Blvd. (Attachment 5);
5. Direct the City Clerk to file a Notice of Determination with the Los Angeles County Recorder (Attachment 6).

## **PLANNING COMMISSION RECOMMENDATION**

On March 9, 2005, the Planning Commission reviewed the Master Development Plan, Initial Study, Mitigated Negative Declaration, and the request for Tree Removal. The Commission expanded the scope of the Five-Year Review to include a detailed analysis of the building program and financial commitments to

the proposed parking garage. The Commission is recommending Council approval subject to the conditions of approval attached to this report.

### **HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

On January 18, 2005, the Historic Preservation Commission reviewed the proposed Master Development Plan. The Commission recommended that the Master Development Plan specify that the three historic classroom buildings (buildings #3, 19, 20) be relocated on campus and that any proposal to move the structures elsewhere in the City be strongly discouraged and would require review and approval from the Historic Preservation Commission for the rehabilitation of the buildings off site. The three structures cited for relocation to another site on campus during construction of the subterranean garage are attributed to important Pasadena architects. The Commission's recommendation has been incorporated into the environmental mitigation plan.

### **DESIGN COMMISSION RECOMMENDATION**

On February 14, 2005, the Design Commission reviewed the proposed Master Development Plan for consistency with the Principles of Design Review and the Citywide Design Guidelines. The Commission recommended that the Master Plan identify a location on campus for the relocated historic buildings and depict said location on all figures and exhibits. The Commission's recommendation has been incorporated into the Conditions of Approval.

### **BACKGROUND**

The Polytechnic School is a private elementary, middle, and high school founded in 1907. The school site is bounded by California Boulevard on the north, Wilson Avenue to the east, Arden Road to the south, and Catalina Avenue to the west. Cornell bisects the school into a North and South Campus areas. The combined campus lot area is approximately 583,706 square feet. Polytechnic School owns additional property in the neighborhood; however, the boundaries exclude these additional parcels from the Master Development Plan.

### **PROJECT DESCRIPTION**

This Master Development Plan presents a ten-year planning framework and development entitlement for Polytechnic School. Maximum enrollment at the school would remain at the current level of 861 students. The Master Plan proposes building envelopes of new building area for the North and South Campuses and athletic fields (20,000 square feet for each campus for a total of 40,000 square feet; 10,000 square feet for the fields) not to exceed 45,000 square feet of net new construction over the ten-year term of the plan. Also included in the scope of the Master Plan are improvements to the interiors of existing buildings, the construction of a swimming pool, and a subterranean, 248-

space, two-level parking structure southwest of the intersection of California Boulevard and Wilson Avenue. Specific building projects would be designed and rendered over the life of the Master Plan as funding becomes available. This may also include building plans for temporary classrooms, as needed. The Master Development Plan would be implemented in four phases over ten years.

Development standards for Public/Semi-Public (PS) zones are established through adoption of Master Development Plans. The proposed building envelopes direct new development toward Wilson Avenue on the North Campus and the center of the South Campus, away from the adjacent RS zoned single-family neighborhood. The table below outlines the proposed building envelope for the 2004-2014 Master Development Plan.

### Master Development Plan Development Standards

Development Standard	2004-2014 Master Plan	
Max. Student Enrollment	861	
Max. Building Envelope*	220,296 sqft.	
Existing Square Footage	135,442 sqft.	
Covered Walkways	39,854 sqft.	
Maximum Permitted New Development	45,000 sqft.	
Lot Area	583,706 sqft.	
Lot Coverage	175,296 sqft. (2004)	
	30% (2004)	
Floor Area Ratio	0.38	
Maximum Height	36-feet	
On-Site Parking Spaces	403	
Building Setbacks—North Campus	Wilson: 10 feet Cornell: 5 feet	California: 5-10 feet Catalina: 5-10 feet
Building Setbacks—South Campus	Wilson: 10 feet Arden: 55 feet	Cornell: 25 feet Interior: 10 feet
Tree Removal	Tree removal as proposed subject to review and approval of landscape plan for each building phase of development. See Page 4 for narrative on proposed tree removal.	

Zoning/General Plan Summary				
	Directional			
	North	West	South	East
Zoning Designation	PS & RM-48	RM-32; RS-6 & RS-4	RS-2	PS
General Plan Designation	Institutional & High-Density Residential	Medium-High & Single-Family Residential	Single-Family Residential	Institutional

On December 15, 2004, a community meeting was held to present the revised Master Development Plan. The issue that garnered the most attention was the boundaries of the Master Development Plan area that originally included single-family zoned properties. At the request of neighbors, the Polytechnic School has removed its residentially zoned properties from the Master Development Plan area. Only the current PS zoned properties (the North and South Campuses) are included in the Master Development Plan area. The majority of attendees spoke in favor of the revised Master Development Plan with additional parking located in a subterranean garage located at the southwest corner of Wilson Avenue and California Boulevard.

## **ANALYSIS**

The Master Development Plan as originally proposed by the Polytechnic School in November 2003 included three residentially zoned parcels located to the west of the South Campus to build a 104-space surface parking lot to accommodate overflow parking from special events. The proposal raised concerns about potential impacts to the existing neighborhood character.

A revised application, which removed the residential holdings from the Master Plan, was submitted in October 2004. The revised proposal includes the building program described in the Project Description section at the beginning of the staff report.

The land area to be included within the Master Development Plan conforms to those parcels owned by the Polytechnic School that are currently designated as PS (Public/Semi-Public); therefore, no zone change or general plan amendment is proposed.

The Polytechnic School owns three residentially zoned properties located at 1001 Arden Road, 984 Dale Street, and 993 Dale Street. These properties will maintain their existing single-family uses and will remain outside of the proposed Master Development Plan area.

The Master Development Plan would be implemented in four phases over a ten-year period. Street and lighting improvements around the campus perimeter have been assigned to each phase to maintain as much street parking as possible until construction of the parking garage. The table below outlines the sequence of project phasing.

## Proposed Development Phasing Plan

MASTER PLAN PHASE	ANTICIPATED TIME FRAME	DESCRIPTION
Phase I	Years 1-3	<ul style="list-style-type: none"> <li>A. Swimming Pool, Including Its Surrounding Fencing And Landscaping.</li> <li>B. South Wilson Street Improvements From Mid-Block To Cornell.</li> <li>C. Interior Improvements, Renovations Of Existing Structures.</li> </ul>
Phase II	Years 3-6	<ul style="list-style-type: none"> <li>A. Interior Improvements, Renovations Of Existing Structures.</li> <li>B. Garland Lot Improvements.</li> <li>C. Landscaping And Fencing Improvements.</li> <li>D. Replacement building space to accommodate the square footage removed during development of the subterranean parking garage, but only after completion of Phase 1 street improvements.</li> <li>E. Street lighting improvements along Cornell, and Wilson between Cornell and Arden.</li> </ul>
Five Year Review	At Year 5 Projects To Be Completed	<ul style="list-style-type: none"> <li>1. Swimming Pool Completed.</li> <li>2. Identify Potential Locations For Buildings #'s 3, 19, 20</li> <li>3. South Wilson Street Improvements Completed.</li> <li>4. Filed Preliminary Plan Check For Lower School/Parking Garage @ North Campus.</li> <li>5. Update Status of Fundraising Drive/Building Program for New Development</li> </ul>
Phase III	Years 6-8	<ul style="list-style-type: none"> <li>A. Landscaping And Fencing Improvements.</li> <li>B. Interior Improvements, Renovations Of Existing Structures.</li> <li>C. Other Improvements Per Master Plan.</li> </ul>
Phase IV	Years 8-10	<ul style="list-style-type: none"> <li>A. Completion Of Parking Garage/Related Buildings.</li> <li>B. Completion Of Remaining Street/Lighting Improvements Around Campus Perimeter.</li> <li>C. Interior Improvements, Renovations Of Existing Structures.</li> <li>D. Other Improvements Per Master Plan.</li> </ul>
Ten Year Review	At Year 10 Projects To Be Completed	<ul style="list-style-type: none"> <li>1. Lower School, Parking Garage Completed.</li> <li>2. Completion Of Street And Lighting Improvements Along Catalina.</li> <li>3. Other Improvements Per Master Plan.</li> </ul>

The Master Development Plan assigns Master Plan Reviews at years five and ten. Several projects are assigned for completion at each review. During the reviews, staff will report to the Planning Commission the progress of implementation of the Master Plan and the status of the assigned projects. Item

2 of the Five-Year Review reflects the Design Commission recommendation on the Master Plan. The Planning Commission added Item 5 during their review.

Based on the current faculty and staff population, grammar school homerooms and high school student population, 182 on-site parking spaces are required under the Zoning Code regulations. However, under the 1992 plan, a reduction of nine percent was applied to the parking requirements to account for Transportation Demand Management measures implemented by the School. This nine percent discount has also been applied to the 2004 plan reducing the requirement to 166 spaces. There are currently 166 on-site parking spaces on Campus. The plan anticipates that the school faculty and staff may modestly increase over the term of the plan, not to exceed twelve additional full-time equivalents. Details of the Transportation Demand Management Plan can be found in the Plan narrative, page 9.

In December 2001, the City adopted parking control measures in the neighborhood adjacent to the Campus on the west. Parking on the west side of Catalina Street is restricted to residents, while parking on the east side of Catalina is restricted to school use during school hours. This has reduced conflicts between neighborhood use and school-related parking and pick-up and drop-off. It appears, as evidenced by testimony of neighbors at the neighborhood meeting, that there has been significant improvement as a result of these efforts, and that the preferential parking district is effective in reducing parking impacts on the neighborhood.

In the long term, the Master Plan anticipates construction of an underground parking structure on the North Campus along Wilson Avenue, away from neighborhood residences, thus redirecting vehicular trips to Wilson Avenue south of California Boulevard. This would accommodate daily parking demand currently met with a street permit system and an increase in the number of faculty discussed above.

## **ENVIRONMENTAL DETERMINATION**

Staff prepared an Initial Study recommending a draft Mitigated Negative Declaration (Attachment 1) pursuant to the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The Initial Study evaluates potential environmental effects that may result from implementation of the Master Development Plan. The Initial Study identifies the following potentially significant environmental impacts: Biological Resources, and Cultural Resources. Mitigation measures have been identified to reduce potential impacts to less-than-significant levels.

**FINDINGS OF APPROVAL**

As required per Title 17, Findings of Approval for the Master Development Plan and proposed Tree Removal are included with this report (Attachment 2).

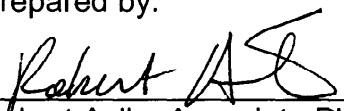
**FISCAL IMPACT**

There will be no fiscal impact as a result of this Master Development Plan Amendment. The applicant will be responsible for all costs associated with the design, review and construction of the new street and lighting improvements, provide for easements along street frontages, and the replacement and maintenance of street trees. Permitting fees will be collected for future development phases in the campus to cover costs incurred from staff time required for project review.

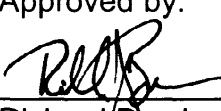
Respectfully submitted,

  
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CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
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- ATTACHMENT 1: Initial Environmental Study & Mitigated Negative Declaration
- ATTACHMENT 2: Findings of Approval
- ATTACHMENT 3: Master Development Plan
- ATTACHMENT 4: Conditions of Approval
- ATTACHMENT 5: Resolution Establishing The Polytechnic School Master  
Development Plan
- ATTACHMENT 6: Notice of Determination
- ATTACHMENT 7: Comment Letters Received From Public