

CONDITIONS OF APPROVAL

Department of Planning & Development / Planning Division

1. New development shall be limited to 20,000 square feet each for the North and South Campuses campus, 10,000 square feet for the athletic fields, not to exceed 45,000 square feet of net new construction over the ten-year term of the plan. The areas developed with new development shall conform to the areas depicted in Master Plan Figure 8.
2. Building setbacks shall conform to the setbacks depicted in Master Plan Figure 9.
3. The maximum height of new building shall conform to the building heights depicted in Master Plan Figure 10.
4. To insure that the student body enrollment is maintained at the current level of 861 students, at the beginning of each school year, the School shall submit to the Director of Planning and Development a letter stating the number of students enrolled for the ensuing year.
5. Any increase in the enrollment of the Polytechnic School above the maximum of 861 students shall require the review and an amendment to the Master Development Plan.
6. Five-Year and Ten-Year Review Required. The applicant shall complete the projects specified below prior to the end of years 5 and 10 to demonstrate compliance with the Master Development Plan. The projects to be completed for each Review are listed below:

Five-Year Review	At Year 5 Projects To Be Completed	<ul style="list-style-type: none"> • Swimming Pool Completed. • Identify Potential Locations for Buildings #'s 3, 19, 20 • South Wilson Street Improvements Completed. • Filed Preliminary Plan Check For Parking Garage/Related Buildings @ North Campus.
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<p>Ten-Year Review</p>	<p>At Year 10 Projects To Be Completed</p>	<ul style="list-style-type: none"> • Parking Garage/Related Buildings Completed. • Completion Of Street And Lighting Improvements Along Catalina. • Other Improvements Per Master Plan.
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7. Catalina Street Improvements and Street Parking

- a. The applicant shall complete the remaining street and lighting improvements along Catalina Avenue by year ten in the event that construction of the Lower School and Parking Garage are not initiated by year eight.
- b. The applicant shall demonstrate improvement in the Transportation Demand Management Plan to compensate for the number of street spaces lost along Catalina Avenue due to the above reference street improvements during the Ten-Year Review.

8. The applicant shall present to the Historic Preservation Commission any proposal to demolish or remove buildings #'s 3, 19, and 20 from school grounds. Relocation from the North Campus to South Campus is permitted.

9. The applicant shall restore and rehabilitate building #'s 3, 19, and 20 in compliance with the Secretary of the Interior's Standards for Rehabilitation.

10. Landscape Buffers / Screening

- a. A minimum 55-foot wide landscaped setback shall be provided and maintained along Arden Road. Landscaping in the setback shall be utilized to screen surface parking from public view and shall maintain, at a minimum, the current height of the existing shrubbery.
- b. Landscaping at Arden Road shall be maintained in a condition complimentary and consistent with the surrounding neighborhood.

11. The applicant shall submit a final *Tree Retention and Landscape Plan* with each individual building phase for review and approval by the Zoning Administrator prior to the issuance of any building permits.

12. The applicant shall obtain approval from the Director of Planning & Development for all exterior treatments of the building and site, including signs, landscaping, and lighting, prior to the issuance of a building permit. The landscaping improvements shall be installed prior to the issuance of a Certificate of Occupancy and continuously maintained thereafter.

13. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner consistent with Pasadena Municipal Code Section 17.40, subject to review and approval by the Director of Planning & Development.

14. Night lighting shall be limited to that required to maintain security as determined by the Pasadena Police Department.
15. Light spillage off-site shall be minimized to the extent feasible. Lighting shall be directed downward and shall be equipped with 180-degree corner cutoffs.
16. The Language Arts classrooms shall not be used as a classroom on Sundays, and shall not be used as a classroom after 8:00 pm or before 7:30 am Monday through Saturday.
17. The number of vehicles parked in the Language Arts parking lot shall be limited to four vehicles.
18. Deliveries and trash pickup shall not occur between the hours of 7:00 pm and 7:00 am.
19. All dumpsters and trash storage areas shall be screened from public right-of-way.
20. Construction and demolition activities shall be limited to between the hours of 7:00 am to 6:00 pm Monday through Friday, and between the hours of 8:00 am and 5:00 pm Saturdays. No construction or demolition activity shall be permitted on Sundays.
21. All construction materials and construction debris shall be stored on-site. In no case shall the construction materials or construction dumpsters be placed on Arden Road or Dale Street.
22. All construction storage shall be screened from public right-of-way.
23. Dust shall be controlled during the construction and demolition phases through the use of watering exposed surfaces or other measures.
24. If any construction is pursued during the rainy season, construction management practices shall be implemented to ensure against soil erosion or transport of mud or sediment laden waters onto Arden Road and Dale Street.
25. During construction phases on the South Campus, construction traffic shall be limited to Wilson Avenue and the portion of Cornell Road between Wilson Avenue and the point where construction site access is taken on Cornell.
26. The applicant's project, PLN2004-00428, shall meet the conditions of approval and mitigation measures subject to monitoring by the City Condition Monitoring Coordinator. Under the Monitoring Program, your project will be inspected by Code Compliance Staff to determine compliance with the conditions of approval. Required monitoring fees for setup and inspections shall be paid on or after the effective date of this Master Development Plan but prior to the issuance of any building permits for tenant improvements. Contact the Code Compliance Staff at (626) 744-6433 to verify the fee. All fees are to be paid to the cashier at the Permit Center located at 175 North Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fee prior to initiating the application may result in revocation proceedings of this entitlement.

27. In addition to the above conditions attached to the 2004-2014 Master Development Plan, the applicant shall comply with the conditions of approval of Conditional Use Permit (CUP) # 4095.

Department of Planning & Development / Building Division

1. The project drawings shall be prepared under the full supervision of licensed architect and engineers in the State of California.
2. The applicant is to provide complete energy calculation/package in accordance to California Energy Commission publication – First Generation Nonresidential Standards.

Department of Public Works

1. Catalina Avenue, along the frontage of the subject property, has a parkway width of approximately seven feet. The applicant shall dedicate to the City a three-foot wide strip of land to provide a ten-foot parkway on the east side of Catalina Avenue, from the southerly right-of-way line of California Boulevard to approximately 200 feet south, along the frontage of the subject property for street purposes. The exact limits of the dedication will be determined by the Department of Public Works. The dedication shall be completed prior to the issuance of a Certificate of Occupancy for the parking structure.
2. The applicant shall dedicate to the City a maximum of seven-foot wide strip of land to provide a ten-foot wide parkway on the west side of Wilson Avenue, from the southerly right-of-way line of California Boulevard to approximately mid-block of Wilson Avenue, between California Boulevard and Cornell Street, for street purposes. The dedication shall include a transition from seven feet to zero foot. The exact limits of the dedication will be determined by the Department of Public Works. The dedication shall be completed within the first three years of the Master Development Plan.
3. In order to provide for intersection improvements, the applicant shall dedicate to the City the lands necessary to provide:
 - a. A 20-foot radius property line corner rounding at the southwest corner of California Boulevard and Wilson Avenue. The dedication shall be completed within the first three years of the Master Development Plan.
 - b. A 20-foot radius property line corner rounding at the northwest corner of Wilson Avenue and Cornell Road. The dedication shall be completed within the first three years of the Master Development Plan.
 - c. A 20-foot radius property line corner rounding at the southeast corner of California Boulevard and Catalina Avenue. The dedication shall be completed prior to the issuance of a Certificate of Occupancy for the parking structure.
 - d. A 20-foot radius property line corner rounding at the northeast corner of Catalina Avenue and Cornell Road. The dedication shall be completed prior to the issuance of a Certificate of Occupancy for the parking structure.

- e. A 15-foot radius property line corner rounding at the southwest corner of Wilson Avenue and Cornell Road. The dedication shall be completed prior to the issuance of a Certificate of Occupancy for the parking structure.
4. In conjunction with the dedication, the sidewalk on the east side of Catalina Avenue, from California Boulevard to approximately 200 feet south shall be reconstructed to ten feet wide. From approximately 200 feet south of California Boulevard to Cornell Road, "tree peninsulas" shall be constructed at various locations on Catalina Avenue as determined by the Department of Public Works. In addition, the sidewalk shall be reconstructed and widened from 5.5 feet to the 7.7 feet. The public improvements shall also include, but not limited to, wheelchair ramp, curb, gutter, drive approaches, asphalt pavement, drainage systems, irrigation, and landscaping, relocating and upgrading of affected street lights and utilities, and other related work necessitated to narrow the roadways. Paving restoration in conjunction with new curb, gutter, sidewalk, and tree peninsula work shall include the full width cold milling and resurfacing of Catalina Avenue from California Boulevard to Cornell Road. The improvements and dedication shall be completed prior to the issuance of a Certificate of Occupancy for the parking structure.
 5. From the approximate mid-block of Wilson Avenue, between California Boulevard and Cornell Road, to Cornell Road, a nine-foot wide sidewalk shall be reconstructed and the installation of new streetlights completed within the first three years of the Master Development Plan.

The sidewalk on the west side of Wilson Avenue, from California Boulevard to the above approximate mid-block of Wilson Avenue, shall be reconstructed to ten feet wide, the westerly curb of Wilson Avenue reconstructed at a location six feet to the east to narrow the roadway, and the installation of new street lights completed prior to the issuance of a Certificate of Occupancy for the parking structure.

Wilson Avenue shall be reconstructed or resurfaced as determined by the Department of Public Works. The street improvements shall also include, but not limited to, wheelchair ramp, curb, gutter, drive approaches, asphalt pavement, drainage systems, irrigation, and landscaping, relocation of affected utilities, and other necessary related work.
 6. In conjunction with the dedication of the lands necessary to provide property line corner rounding, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, wheelchair ramp, pavement, drainage system, and other work necessary to construct a 20-foot radius curb at the northwest and southwest corners of Wilson Avenue and Cornell Road. The improvements shall be completed in conjunction with the dedication at each location as indicated on Condition No. 3.
 7. The existing street lighting systems on California Boulevard, Catalina Avenue, Wilson Avenue, and Cornell Road are substandard. In order to improve pedestrian and traffic safety, the applicant shall install:
 - a. A maximum of two (2) new street lights on California Boulevard within the first three years of the Master Development Plan;

- b. A maximum of sixteen (16) new street lights along Wilson Avenue. The installation of the streetlights on Wilson Avenue, between California Boulevard and Cornell Road, shall be completed with the street improvements in accordance with the schedule as indicated in Condition No. 5. The installation of street lights on Wilson Avenue, between Cornell Road and Arden Road, shall be completed between the sixth and eighth year of the Master Development Plan;
- c. A maximum of ten (10) new street lights along Cornell Road and completed between the sixth and eighth year of the Master Development Plan; and
- d. A maximum of ten (10) new street lights along Catalina Avenue prior to the issuance of a Certificate of Occupancy for the parking structure.

The street light installation shall include conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. The applicant shall be responsible for all the costs required for the street light installation work.

- 8. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
- 9. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
- 10. The applicant shall plant and maintain, for a period of three years, the officially designated street tree per the City approved master street tree plan on the frontages of the subject property. The applicant shall install and maintain a permanent irrigation system for those trees. Locations shall be shown on the street improvement plans and finalized in the field by Department of Public Works staff. Trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval. The street trees shall be planted and the irrigation system for the trees installed in conjunction with the street improvements.
- 11. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
- 12. California Boulevard, from Catalina Avenue to Wilson Avenue, was resurfaced with rubberized asphalt in 2000. If the street is excavated for utility connections, major pavement restoration will be required.

Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.

13. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514), along the subject frontage prior to the issuance of a Certificate of Occupancy.
14. The applicant shall construct all new one-way entry/exit drive approaches a minimum of 12 feet in width and two-way entry/exit drive approaches a minimum of 24 feet in width and a maximum of 26 feet in width and in accordance with Standard Drawing No. S-403. The new drive approaches shall not cause damage to the existing street trees which shall remain in place.
15. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
16. The applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and the hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post development conditions and how drainage will be handled. On-site drainage shall be connected to an off-site drainage system whenever possible.
17. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be 6-inch diameter vitrified clay or cast iron pipe with a minimum slope of 2 percent
18. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a building permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total project valuation or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

19. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
20. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
21. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
22. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

Department of Transportation Conditions

1. The Department concurs with the study finding that a traffic signal is warranted for the intersection of Catalina Avenue and California Boulevard as part of the Polytechnic School Master Plan traffic plan and will be funded entirely by the school. The new signal will be designed and constructed in accordance to the City's Standard. In concept this new signal will be equipped with vehicular and pedestrian actuations on all approaches. It should be built in conjunction with the roadway improvements on Catalina Avenue.
2. To the fullest extent possible, construction traffic shall avoid using Catalina Avenue and Cornell Road (Figure 12, Traffic Study October 2004).

Fire Department

1. The requirement to provide an approved Fire Access Roadway, on-site fire hydrants, installation of new or upgrading of existing fire hydrants in the public way will be determined at a future date when more detailed plans are submitted for review.

Introduced by Council Member

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASADENA
APPROVING A MASTER DEVELOPMENT PLAN
FOR THE POLYTECHNIC SCHOOL

WHEREAS, in December 1991, the City Council of the City of Pasadena adopted the Polytechnic School Master Development Plan (“the Plan”) to guide future development of the campus of the Polytechnic School; and

WHEREAS, such Master Development Plan provided a concept plan for the construction of new academic, athletic, and parking facilities within a defined network of open spaces; and

WHEREAS, the 1991 Master Plan expired in 2001 and several new changes to the Plan are proposed and are included in an updated Plan which will govern development on the campus for the next 10 years (until 2015); and

WHEREAS, the update to the Plan is sympathetic to the existing uses on the existing school campus, and the required design review of new buildings will ensure compatibility with the existing campus and with the residential character of the surrounding neighborhood; and

WHEREAS, the existing Land Use designation of the properties located at 1004-1030 East California Boulevard and 1030-1066 Cornell Road is defined as Institutional, which are the subject parcels of the Master Development Plan; and

WHEREAS, the zoning Code designation for the subject parcels is PS (Public, Semi-Public) consistent with the Land Use Element of the Comprehensive General Plan; and

WHEREAS, the proposed Master Development Plan for the Polytechnic School has been considered at the public hearing before the Planning Commission on March 9, 2005; and the City Council on April 11, 2005; and

WHEREAS, the Planning Commission on March 9, 2005, recommended adoption of such Master Development Plan, and the City Council adopted such Master Development Plan on April 11, 2005; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 9, 2005, on the proposed Polytechnic School Master Development Plan; and

WHEREAS, a duly noticed public hearing was held by the City Council on April 11, 2005, on the proposed Polytechnic School Master Development Plan;

BE IT RESOLVED that the Initial Study and Negative Declaration prepared for this Master Development Plan was reviewed and considered in approving this plan, and the same is approved and the City Clerk is authorized and directed to file a Notice of Determination with the Clerk of Los Angeles County.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council adopts the Polytechnic School Master Development Plan (as shown on Attachment 3) subject to the Conditions Of Approval (as shown on Attachment 4) attached hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council on the _____ day _____, 2005, by the following vote:

AYES:

NOES:

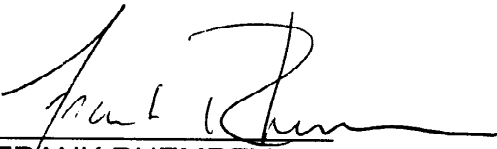
ABSENT:

ABSTAIN:

ATTEST:

JANE L. RODRIQUEZ
CITY CLERK

APPROVED AS TO FORM:



FRANK RHEMREV
ASSISTANT CITY ATTORNEY



NOTICE OF DETERMINATION

To: Office of Planning and Research

From: City of Pasadena

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street

Sacramento, CA 95814

Planning & Development Dept.

175 N. Garfield Avenue

Pasadena, CA 91101-1704

J

To: Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk, CA 90650
Attn: J. Bance Baker

Contact: Robert Avila

Phone: (626) 744-6706

SUBJECT: Filing Notice of Determination in compliance with §21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Polytechnic School Master Development Plan

Project Location (include county): 1030 E. California Blvd, Pasadena
County of Los Angeles

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 each campus; 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.

This is to advise that the Lead Agency or Responsible Agency has approved the above-described project on April 11, 2005 and has made the following determinations regarding the above-described project:

The project will will not have a significant effect on the environment.

Polytechnic School
Master Development Plan

1

April 11, 2005
Attachment 6

1. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Declaration is available to the General Public at:
 Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91109.

	April 11, 2005	Associate Planner
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

 Date received for filing:
 Date received for filing at OPR (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
 Reference: Sections 21000-21174, Public Resources Code.
 Updated per the State CEQA Guidelines as Amended through September 7, 2004