

**ATTACHMENT 1 – MITIGATED NEGATIVE  
DECLARATION**



City of Pasadena  
Planning Division  
175 N. Garfield Avenue  
Pasadena, California 91101-1704

## **MITIGATED NEGATIVE DECLARATION**

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**PROJECT TITLE:** St. Philip The Apostle Parish and School Master Development Plan

**PROJECT APPLICANT:** St. Philip The Apostle Parish

**PROJECT CONTACT PERSON:** Stuart Galloway, Kluger Architects

**ADDRESS:** 111 W. Ocean Blvd, Suite 1050, Long Beach, CA 90802

**TELEPHONE:** (562) 366-0456

**PROJECT LOCATION:** 83-115 S. Hill Ave. and 112: -130 S. Holliston Ave  
City of Pasadena  
County of Los Angeles  
State of California

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### **PROJECT DESCRIPTION:**

The Master Development Plan is to be phased over a two-year period. The purpose for the Master Development Plan is to reduce the processing time and uncertainty in the development process and to ensure an orderly and thorough review of development plans, resulting in more compatible and desirable developments.

The proposed Master Development Plan includes:

#### **Phase 1 (2005 – 2006)**

1. **Demolition:** of the existing rectory, convent, apartment building and associated site features, including 'soft' demolition to carefully review and set aside for re-use items from the buildings.
2. **Site improvements:** Relocation of north vehicular entrance from Holliston Avenue, and construction of the northern half of the parking lot (approximately 200 feet frontage on Holliston from the northwest corner of site); repairs to and realignment of sidewalks and added landscaping all sides of church;

Phase 2(b): (2007)

1. Parish will occupy new school building and vertical circulation core with elevator;
2. Break through into south building; renovate south school building and tie finishes and systems, together with the new school building to result in an educational building with the maximum future capacity of 570 students.
3. Demolish existing lunch shelters, clear existing play area/parking and reconstruct, including striping and landscaping; construct maintenance building; complete construction of school security fence and gates;

Phase 3: (2007-2008)

1. Clear site area west of north school building and Parish Center, re-grade and form new entrance from Green Street'
2. Construct new link building including elevator; renovate and modify the Parish Center, including new main staircase;
3. Parish will transfer functions from temporary home in north school building back to completed Parish Center;
4. Renovate north school building into the Ministry Center, and complete landscaping.

**Comparison Between Existing And Proposed Development**

<b>BUILDING</b>		<b>EXISTING</b>			<b>New</b>
<b>NO.</b>	<b>BUILDING NO.</b>	<b>BUILDINGS S.F.</b>	<b>DEMOLITON S.F.</b>	<b>Renovation S.F.</b>	<b>Construction</b>
A	Residential	3,115	3,115		
B	Convent	7,254	7,254		
C	Parish Center	9,726		9,726	
D	School Converted	12,847		12,847	
E	Church	13,827			
F	Rectory	7,658	7,658		
G	School	14,495		14,495	
H	Hall	4,857	4,857		
J	Multi-purpose				11,145
K	School				19,048
L	Access Link				1,060
M	Maintenance				200
<b>TOTAL SQUARE FEET</b>		<b>73,779</b>	<b>22,884</b>	<b>37,068</b>	<b>31,453</b>
Existing Square feet		73,779			
Demolition		22,884			
		50,895			
New Construction		31,453			
<b>Total Development</b>		<b>82,348</b>			

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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Completed by: Carol Hunt Hernandez  
Title: Planner  
Date: May 19, 2005

Determination Approved:  
Title:  
Date:

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PUBLIC REVIEW PERIOD: May 20, 2005 – June 9, 2005  
COMMENTS RECEIVED ON DRAFT:        Yes   X   No  
INITIAL STUDY REVISED:        Yes   X   No

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**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX  
 ST. PHILIP THE APOSTLE MASTER DEVELOPMENT PLAN  
 83-155 SOUTH HILL AVENUE AND 112-113 SOUTH HOLLISON**

<b>Mitigation Measure</b>	<b>Mitigation Monitoring Timing</b>	<b>Responsible Monitoring Entity</b>	<b>Mitigation Measure Complete?</b>	<b>Mitigation Effectiveness</b>
<p><b>Bio-1:</b> The applicant shall submit a Tree Protection and a Final Landscape Plan to the Zoning Administrator prior to the issuance of Building Permits for each building phase that indicates the extent of vegetation removal. Site preparation and development, and the location and species of individual trees of 4-inch caliper or more at 4.5 feet above grade. Maximum effort should be exercised to retain existing trees on site. For trees to be removed, efforts shall be made when feasible to transplant them on site. Approved tree removals shall be consistent with the findings stipulated in Pasadena Municipal Code 8.52.075. The application for removing the public tree was</p>	<p>Prior to the issuance of Building Permits</p>	<p>Planning &amp; Development</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>reviewed by the staff of Parks and Natural Resources. It was determined that the applicant be required to pay \$500 into a sundry account to have the Grape Myrtle removed and replaced. The applicant will also need to plant all of the street tree vacancies around the perimeter of the facility before the project is signed off.</p>				
<p><b>Bio 2</b> – The applicant will plant 127 new trees: six 48” box size, fifty 36” (minimum) box size, fifty-eight 24” box size, and thirteen 15’ tall palm trees. This represents a 1/1.4 replacement ratio, which when coupled with the size of the replacement trees, meets the requirements of the Tree Protection Ordinance.</p>	<p>Prior to the issuance of building permit</p>	<p>Planning &amp; Development</p>		

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**ATTACHMENT 2 – DE MINIMIS IMPACT FINDING  
ON THE STATE FISH AND GAME**



**CALIFORNIA DEPARTMENT OF FISH AND GAME**

**CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING**

**Project Title/Location:** St. Philip The Apostle Church and School Master Development Plan and Zone Change, 83-115 South Hill Avenue and 112-13 South Holliston Avenue.

**Project Applicant:** St, Philip The Apostle Church

**Project Description:**

The proposed Master Development Plan includes:

**Phase 1 (2005 – 2006)**

1. Demolition of the existing Rectory, Convent, Apartment Building and associated site features, including 'soft' demolition to carefully review and set aside for re-use items from the buildings.
2. Site Improvements: Construction of the northern half of the parking lot (approximately 200 feet frontage along Holliston Avenue from the northwest corner of site); repairs of sidewalks and added landscaping all sides of church;
3. Construction of the New Parish Hall, including the courtyard between the new building and the church, extending out to South Hill Avenue; construction of approximately 50% of the plaza south of the New Parish Hall; landscaping associated therewith; the Parish Hall includes a prep kitchen to service the school, the Hall itself, and the two annual festivals that take place in the grounds of the Parish buildings.

**Phase 2(a): (2006 – 2007)**

1. Demolition of the existing Hall in the southeast corner, including soft' demolition to carefully remove and set aside for re-use items from the building;
2. Construction of the New School Building and vertical circulation core with elevator against existing South School Building; including play areas; plaza (remaining 50%) and security fence to connect to Parish Hall.



**Phase 2(b): (2007)**

1. Parish will occupy New School Building and vertical circulation core with elevator;
2. Break through into South School Building; renovate South School Building and tie finishes and systems, together with the New School Building to result in an educational building with the maximum future capacity of 570 students.
3. Demolish existing lunch shelters, clear existing play area/parking and reconstruct, including striping and landscaping; construct maintenance building; complete construction of school security fence and gates.

**Phase 3: (2007 -2008)**

1. Clear site area west of north school building and Parish Center, regrade and form new entrance form Green Street;
2. Construct new link building including elevator; renovate and modify the Parish Center, including new main staircase;
3. Parish will transfer functions from temporary home in north school building back to complete Parish Center;
4. Renovate north school building into the Ministry Center, and complete landscaping.

The following shows existing conditions and the proposed project.

Comparison Between Existing And Proposed Development

<b>BUILDING NO.</b>	<b>BUILDING NO.</b>	<b>EXISTING BUILDINGS S. F.</b>	<b>DEMOLITION S. F.</b>	<b>RENOVATION S. F.</b>	<b>NEW CONSTRUCTION</b>
A	Residential	3,115	3,115		
B	Convent	7,254	7,254		
C	Parish Center	9,726		9,726	
D	North School	12,847		12,847	
E	Church	13,827			
F	Rectory	7,658	7,658		
G	South School	14,495		14,495	
H	Hall	4,857	4,857		
J	New Parish Hall				11,145
K	New School				19,048
L	Access Link				1,060
M	Maintenance				200
<b>TOTAL SF</b>		<b>73,779</b>	<b>22,884</b>	<b>37,068</b>	<b>31,453</b>

Existing Square feet	73,779
Demolition	22,884
Existing square feet of remaining buildings	50,895
Net New Construction	31,453
<b>Total Development</b>	<b>82,348</b>

**Parking:** There will be a total of 220 parking spaces provided for the church and school

**Findings of Exemption:** The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Certification:**

I hereby certify that the Lead Agency has made the above findings of fact and that based upon the Initial Study and public hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

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Denver E. Miller

Title: Environmental Administrator  
Lead Agency: City of Pasadena  
Planning and Development Department  
Date:

**ATTACHMENT 3 - FINDINGS FOR TREE  
REMOVAL, MASTER DEVELOPMENT PLAN AND ZONE CHANGE**

**ATTACHMENT 3  
FINDINGS FOR TREE REMOVAL, MASTER DEVELOPMENT PLAN AND  
ZONE CHANGE**

**TREE REMOVAL:**

Staff determined that the removal of the 83 non-protected trees and three protected trees meets finding #6: *The project, as defined in Section 17.12.020, includes a landscape design plan, which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.* The applicant will be planting 127 new trees: six 48" box size, fifty 36" (minimum) box size, fifty-eight 24" box size, and thirteen 15' tall palm trees. This represents a 1/1.4 replacement ratio, which, when coupled with the size of the replacement trees, meets the requirements of the Tree Protection Ordinance.

Incorporation of Mitigation Bio-1, which requires campus development to adhere to the Tree Protection Ordinance, would ensure that potentially significant impacts from excess tree removal would be reduced to a less than significant level.

**MASTER DEVELOPMENT PLAN:**

Staff considers that the findings can be made in support of the proposed Master Development Plan. The requirement that the Master Development Plan be subject to the Five-Year Review will ensure that the Maser Development Plan is being appropriately implemented to guide and regulate future development as well as mitigate any impacts to the surrounding neighborhoods.

Following a careful review of information presented in this report and at the public hearing, staff recommends that the Planning Commission find that:

- 1. The proposed Master Development Plan is allowed within the applicable zoning district and complies with all applicable provisions of this Zoning Code.***

The applicant is a church and school in an established PS zone district. The proposed Master Development Plan is consistent with the requirements of that zoning district. The use and development standards established under the Master Development Plan comply with all applicable provisions of the Zoning Code.

- 2. The location of the proposed Master Development Plan complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.**

The proposed Master Development Plan affects buildings and land of an existing use in an established PS zone district.

- 3. The proposed Master Development plan is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.**

The subject site is designated under the General Plan as Institutional. The existing use defined under the Master Development Plan is a Catholic Church and school which are classified as an institutional use.

The City adopted General Plan Objective 13.4 which says that the City should provide adequate support for businesses and institutions that serve the needs of the City's diverse residents and families, including schools. It also states the City should "Promote public and private schools, support quality education for all students." In addition, Policy 23.4 states that the City should support Specific Plans, Master Plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

The proposed Master Development Plan establishes a ten-year framework to reduce uncertainty in the development process and to ensure orderly and through City review of the Church's plans.

- 4. The establishment, maintenance, or operation of the Master Development Plan would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed Master Development Plan.**

The proposed Master Development Plan continues the establishment, maintenance and operation of an existing Catholic Church and school. The City has attached conditions of approval to the Master Development plan to ensure that the continued operation of St. Philip The Apostle Church and School would not be detrimental to the health, safety, or general welfare of the inhabitants in the surrounding area.

- 5. The Master Development Plan as described and conditionally approved would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.**

The Master Development Plan includes provisions to improve public streets, and sidewalks, plant trees according to the City approved master tree plan, relocation and upgrading of affected street lights, signals and various utilities.

- 6. The subject site is adequate in terms of size, shape, topography and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity of traffic expected to be generated by the proposed Master Development Plan.**

The project site is approximately 5 acres and has arterial access from four surrounding streets: Holliston Avenue, Hill Avenue, Cordova Street and Green Street. In addition, the site is approximately ¼ mile from the Hill Avenue exit of the 210 Freeway. Implementation of the Master Development Plan is not expected to generate significant additional traffic. Furthermore as a condition of approval, the Church shall provide commuter matching service for all employees, carpool/vanpool parking, minimum of 10% of employee parking spaces (signed/striped) close to employees entrance; bicycle parking, ARTS/Local/Regional Transit maps, routes and schedules.

- 7. The design, location, operating characteristics, and size of the proposed Master Development Plan would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale and view protection.**

The proposed Master Development Plan establishes development and design standards to ensure compatible future development between the existing school and church and the adjacent college, church, child development center and condominiums.

#### **ZONE CHANGE FROM RM 48PK (48 UNITS/DU WITH A PARKING OVERLAY DISTRICT TO PUBLIC AND SEMI-PUBLIC DISTRICT**

- 1. The proposed amendment is in conformance with the goals, policies and objectives of the General Plan;**

The proposed zone change is consistent with the City adopted General Plan Objective 13.4 which says that the City should provide adequate support for businesses and institutions that serve the needs of the City's diverse residents and families, including schools. It also states the City should "Promote public and private schools, support quality education for all students." In addition, Policy 23.4 states that the City should support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

**2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.**

The proposed zone change is to enable the Church to bring into consistency the entire ownership of its site into one zoning district and will not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.