

Agenda Report

DATE: JULY 18, 2005
TO: CITY COUNCIL
FROM: CITY MANAGER
SUBJECT: ST. PHILIP THE APOSTLE CHURCH AND SCHOOL
MASTER DEVELOPMENT PLAN, AND ZONE CHANGE
FOR 83-115 SOUTH HILL AVENUE AND 112-113 SOUTH
HOLLISTON AVENUE

PLN 2004-0429
COUNCIL DISTRICT 7

RECOMMENDATION

It is recommended that the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact Finding on the State Fish and Game (Attachment 2)
3. Find that the proposed zone change from RM-48 PK (48 units du/acre Parking Overlay District to PS (Public and Semi Public District) are consistent with the purposes of Chapter 17.26 – Special Purpose Zoning Districts.
4. Adopt findings (Attachment 3) that the proposed St. Philip The Apostle Master Development Plan is consistent with PMC Title 17 (Zoning Code) and the General Plan; and the proposed tree removals are consistent with PMC Title 8 (Health and Safety Code);
5. Approve the St. Philip The Apostle Master Development Plan (Attachment 4), and the attached Conditions of Approval (Attachment 5);
6. Adopt the attached resolution establishing the St. Philip The Apostle

Master Development Plan at 83-155 South Hill Avenue and 112-113 South Holliston Avenue (Attachment 6);

7. Direct the City Attorney to prepare an ordinance amending the official Zoning map established by Section 17.74 of the Pasadena Municipal Code for parcel number 5736-002-017 from RM 48PK (48 units du/acre to PS (Public and Semi-Public District);
8. Direct the City Clerk to file a Notice of Determination with the Los Angeles County Recorder within five days.

PLANNING COMMISSION RECOMMENDATION

On June 22, 2005, the Planning Commission unanimously recommended approval of the Master Development Plan and zone change for the Church with modified conditions of approval as presented by staff.

DESIGN COMMISSION RECOMMENDATION

On May 9, 2005, the Design Commission reviewed the proposed Master Development Plan for proposed tree removals and the overall project for consistency with the Principles of Design Review and the Citywide Design Guidelines. The Design Commission made the following recommendation:

1. Acknowledged that future development phases of the proposed St. Philip The Apostle Master Development Plan are subject to the thresholds for Design Review in the municipal code and the Citywide Design Principles such that design review will be conducted by the Director; and
2. Agreed with staff's determination in the Draft Initial Study that potentially significant effects on traffic and biological resources (trees) can be mitigated to a level of insignificance with the mitigation measures described, acknowledging that public comments may still be received; and
3. Recommended that the Planning Commission endorse the Draft Initial Study recommending adoption of a Mitigated Negative Declaration and approval of the proposed Master Development Plan.
4. In addition, Design Commission made the following recommendations on trees in accordance with the Tree Protection Ordinance: tree #25 (Hong Kong Orchid) and trees # 87 & 88 (Jacarandas) will be removed, tree #100 (Jacaranda) will be kept, and trees #74 and #101 (Jacarandas) will be removed or retained at the Owner's discretion.

BACKGROUND

St. Philip The Apostle is a Catholic Church and school. St. Philip's is located between Hill Avenue on the east, Cordova Street on the south, Holliston Street on the west and Green Street on the north. The site comprises 214,952 square feet (approximately 5 acres). With recent changes in church policies, a desire to expand the school to accommodate more students, as well as provide opportunity for future kindergarten students, the church is undertaking the preparation of a Master Development Plan.

EXECUTIVE SUMMARY

This is the first Master Development Plan for St. Philip The Apostle Church and School. The purpose of the Master Plan is to accommodate changes in church policies, consolidate school activities and growth in the school.

PROPOSED MASTER DEVELOPMENT PLAN

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.

PROJECT DESCRIPTION

Proposed New Development:

Development standards for Public/Semi-Public (PS) zones are established through adoption of Master Development Plans. The table below outlines the details of the proposed Master Development Plan and the phasing schedule.

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 on all sides of the 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.

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

BUILDING NO.	BUILDING NO.	EXISTING BUILDINGS S. F.	DEMOLITION S. F.	RENOVATION S. F.	NEW CONSTRUCTION
A	Residential	3,115	3,115		

BUILDING NO.	BUILDING NO.	EXISTING BUILDINGS S. F.	DEMOLITION S. F.	RENOVATION S. F.	NEW CONSTRUCTION
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
TOTAL S.F.		73,779	22,884	37,068	31,453

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

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

There are 110 trees on site, and this proposal is requesting the removal of 83 of those trees. Of those 83 trees, there are only four trees on the list of protected trees which are proposed to be removed. One street tree, a Crape Myrtle, and three private trees, one Hong Kong Orchid and two Jacaranda's.

ANALYSIS:

Zoning Designation:

The zoning designation of most of the project site is PS (Public/Semi-Public) Zone District, and follows the boundaries of the existing PS zone district of the church and school campus. A portion of the site, where the Convent and the Apartments are located is zoned RM-48 PK. Surrounding zoning designations and uses include:

- North – CL (Commercial Limited District) which includes a surface parking lot and PS (Public and Semi-Public Space) District at the Hill Avenue Branch Library;
- West –CG (Commercial General) District) which contains the Pasadena City College Children’s Development Center, and RM 48 (Multi-family 48 units/acre) District developed with condominiums;
- South – RM-48 zone which includes the Knox Presbyterian Church
- East – PS (Public and Semi-Public District) including the Pasadena City College

General Plan Designation:

The General Plan designation of the project site is Institutional. The General Plan designation for the area proposed to be changed from RM-48 PK to PS zoning already has a General Plan designation of Institutional. Therefore, no General Plan Amendment is required. Surrounding land uses designations include:

- North - General Commercial and Institutional (at the Library and parking lot)
- West - High Density Residential (0-48 DU/Ac)
- South - Institutional
- East - PS (Public and Semi-Public District) Including the Pasadena City College

Boundaries of Master Development Plan:

The land area to be included within the Master Development Plan conforms to those parcels owned by the church that are currently designated as PS and RM-48 PK. The applicant is requesting a zone change for that area designated RM-48 PK.

Zone Change Request:

The parcel that is proposed to be change from RM-48 PK to PS is located adjacent to Holliston Street and north of the church surface parking lot. The parcel contains the Convent and one Apartment Building with four units which are proposed to be demolished. The apartment units were used to house the priests, and housing has been provided for them offsite. Except for one nun, the nuns associated with the convent have returned to their order, and offsite housing has been found for the one nun. With the demolition of the Convent and the Apartment, the area will become part of the surface parking lot and contiguous with the existing church boundaries. This use is consistent with the parking lot north of the site.

Traffic/Parking:

Traffic:

A traffic study was prepared for the project and was accepted by the Transportation Department on April 18, 2005. Conditions of Approval from the Transportation Department are included in the report.

The project site is located on a street that is identified as a Principal Mobility Corridor in the 2004 Adopted Mobility Element of the General Plan.

The proposed project may increase vehicular traffic on Hill Avenue weekends and evenings during the weekday morning and evening travel to work time. The project would add approximately 406 vehicle trips daily. The project will result in an increase of daily traffic of 1.9 percent on Holliston Avenue north of Cordova Street and 1.1 percent on Holliston Avenue north of Del Mar Boulevard. The project does not exceed the City's significant thresholds for traffic impacts at nearby intersections or on street segments. Although the proposed project does not cause significant impacts, it adds traffic to congested travel corridors. The proposed project therefore will contribute its fair share towards costs associated with pedestrian circulation enhancement programs in the vicinity of the project site. In accordance with the City's established guidelines, this traffic increase is subject to the Conditions of Approval contained in Attachment 5.

Parking:

Based on a combination of Church the School population and classrooms, 313 parking spaces would be required. However, because the School and the Church have different hours of operation a shared parking arrangement is possible. The number of parking spaces required for the school is 50. The Parish Hall would be used for special events and based on the square footage of the building would require 50 parking spaces.

Use	Requirement	Required Parking Spaces
Church	1 space per 4 fixed seats	213
School Buildings	1.5 spaces per classroom + 1 space per 2 employees (20 classrooms) – 40 staff	50
Parish Hall – 10,005 squarer feet	10 spaces per 1,0000 s.f. (Clubs & Lodges	50
	Total Parking Required	313

Parking Provided

Standard	208
Carpool	3
Vanpool	1
Accessible Spaces	8

Total Parking Provided: 220 spaces

Bicycle Parking – Ten spaces (five adjacent to the Church and five adjacent to the School)

Transportation Demand Management:

The proposed project totals over 25,000 square feet and therefore must adhere to the City's Transportation Demand Ordinance and Conditions of Approval associated with that ordinance.

Tree Removal Request

As part of this proposal the applicant is requesting the removal of 83 out of the 110 trees on site. Four of these trees (one public tree and three private trees) as detailed in the table below) qualify as protected native or specimen trees under the Tree Protection Ordinance PMC § 8.52. Therefore the project is subject to the regulatory provisions of the Tree Protection Ordinance.

#	Genus & Species	Common Name	Diameter (DBH)	Protection Size	Move	Replace	Remove
10	Lagerstroemia Indica	Crape Myrtle	7 inches	12 inches	X		
25	Bauhinia Blakeana	Hong Kong Orchid	16 inches	12 inches			X
87	Jacaranda Mimosifolia	Jacaranda	12 inches	12 inches			X
88	Jacaranda Mimosifolia	Jacaranda	12 inches	12 inches			X

The staff of Parks and Natural Resources reviewed the application for the movement of the public tree. It was recommended that the applicant be required to pay \$500 to have the Crape Myrtle street tree 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.

The Department's consultant arborist reviewed the request for the removal of the private tree # 25, a Hong Kong Orchid Tree. The tree is in overall good condition for the species. There is no significant sign of decay, no history of failure, and no sign of significant pests or diseases. However, it has some weedwacker damage at the base of the trunk and has been poorly pruned in the past – resulting in pollard laterals, flush cuts, spike wounds on trunk and laterals, and clusters of adventitious branches at the sites of pollarding¹.

The two Jacaranda's, are in the fire lane of the new site plan. Retaining them would create significant problems for the emergency access and internal traffic circulation.

On May 9, 2005, the Design Commission reviewed the proposed Master Development Plan, the Draft Initial Study recommending a Mitigated Negative Declaration, proposed tree removal and the overall project for consistency with the established Principles of Design Review and the Citywide Design Guidelines. Future building phases of the projects between 5,000-25,000 square feet would be subject to staff level design review, while project phases over 25,000 square feet would be reviewed by the Design Commission, in accordance with Title 17 of the Zoning Code.

ENVIRONMENTAL DETERMINATION

Staff prepared an Initial Study recommending a draft Mitigated Negative Declaration (Attachment) pursuant to the Californian 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 identified biological resources as potentially significant. Mitigation measures were identified to reduce the potential impacts to less-than-significant levels.

Mitigation Measure for Biological Resources:

Mitigation Bio-1: The applicant shall submit a Tree Protection Plan 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. 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. In addition the proposed project includes a landscape design plan, which will result in tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project. Approved tree removals shall be consistent with the findings stipulated in Pasadena Municipal Code 8.52.075. The application for the movement of the public tree was reviewed by the staff of Parks and Natural Resources. It was

¹ A tree whose top braches have been cut back to the trunk so that it may produce a dense growth of new shoots. American Heritage Dictionary (1985).

determined that the applicant be required to pay \$500 into a sundry account to have the Crepe 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.

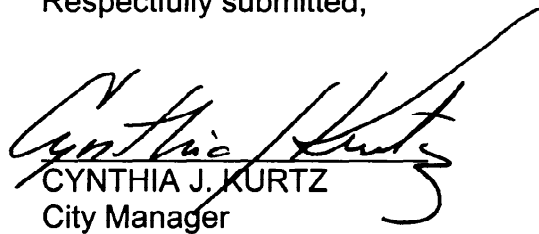
FINDINGS OF APPROVAL

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

FISCAL IMPACT

The applicant will be responsible for all costs associated with the Conditions of Approval required from the Departments of Public Works and Transportation.

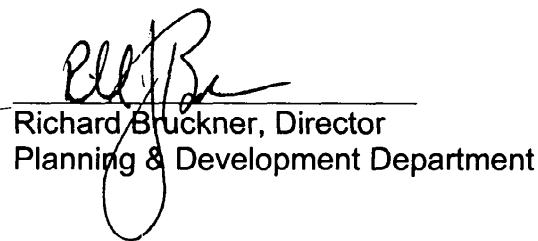
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:

Approved by:


Carol Hunt Hernandez
Planner


Richard Bruckner, Director
Planning & Development Department

- ATTACHMENT 1: Initial Environmental Study and Mitigated Negative Declaration
- ATTACHMENT 2: De Minimis Impact Finding on the State Fish and Game
- ATTACHMENT 3: Findings of Approval
- ATTACHMENT 4: St. Philip The Apostle Master Development Plan
- ATTACHMENT 5: Conditions of Approval
- ATTACHMENT 6: Resolution Establishing the St. Philip The Apostle Church and School Master Development Plan
- ATTACHMENT 7: Notice of Determination