

Attachment A

Introduced by Council Member

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING THE MASTER DEVELOPMENT PLAN
FOR WILLIAM CAREY INTERNATIONAL UNIVERSITY**

WHEREAS, the proposed Master Development Plan for the William Carey International University has been considered at the public hearing before the Planning commission on September 13, 2006; and the City Council on _____, 2006; and

WHEREAS, the Planning Commission on September 13, 2006, recommended adoption of such Plan, and the City Council adopted such Plan on _____, 2006; and

WHEREAS, the proposed Master Development Plan of the William Carey International University is consistent with the Comprehensive General Plan and Zoning Ordinance; and

WHEREAS, the City duly provided notice of its intent to adopt a Mitigated Negative Declaration for the Master Development Plan by posting a Notice of Intent at the Los Angeles County Clerk's office from August 24, 2006 to September 13, 2006; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2006 on the proposed Master Development Plan for William Carey International University; and

WHEREAS, a duly noticed public hearing was held by the City Council on _____, 2006, on the proposed Master Development Plan; and

WHEREAS, the City Council does hereby find and determine as follows:

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 operates an existing college (traditional campus setting) with accessory office uses, religious assembly uses, and private school(s) in an established PS zone district. The proposed Master Development Plan documents the current uses, all of which comply with all applicable provisions of the Zoning Code.*
2. *The location of the Master Development Plan is in accord with the special purposes of this title and the purposes of the Public and Semi-public (PS) district in which it is located. The purpose of a Master Development Plan is to document the existing uses*

and to allow the William Carey International University flexibility in accommodating future uses without the need for conditional use permits. Through city review, this Master Development Plan will result in use of the campus that is compatible with the surrounding neighborhood.

3. *The Master Development Plan is in conformance with the goals, policies, and objectives of the General Plan.* The academic and assembly uses are land uses that support the needs of Pasadena's diverse residents and families. The Master Development Plan will provide educational opportunities consistent with Policies 5.6, 5.7, 13.4 and 23.2 of the General Plan promoting private schools that endorse quality education for all students. The accessory uses promote the economic stability of the underutilized university campus.
4. *The establishment, maintenance, or operation of the college/university use and the accessory uses would not, under the circumstances of the particular case, be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use.* This Master Development Plan does not propose any new construction on the William Carey International University campus. By working with the City of Pasadena, the permitted uses have been examined and conditions recommended ensure that the uses on the university do not adversely affect the surrounding neighborhood. The continued existence and prosperity of the school will allow it to be a positive influence upon the neighborhood.
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 is subject to City code provisions, inspections, and monitoring. It is found that these measures will ensure compliance with the City's various regulations and requirements.
6. *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 Master Development Plan does not propose any construction at this time and thereby do not affect the surrounding uses in terms of aesthetic values, character, scale and view protection.

Shared Parking

7. *The shared parking spaces on the Taylor Lot would be available for assembly uses (churches) operating on the WCIU campus.* The U.S. Center for World Mission (Taylor Hall/Taylor Parking Lot) located at 1605 Elizabeth Street is currently utilized for office purposes and as a dormitory.
8. *The quality and efficiency of the shared parking would equal or exceed the level that is otherwise required.* The Taylor Hall parking lot contains parking spaces that are of adequate size and configuration. The ingress, egress, and internal circulation allow the safe and secure vehicular access to the parking spaces.

Master Sign Plan

9. *The sign plan included in the Master Development Plan complies with the purpose of this chapter, including the sign design guidelines.* A variety of signs are included, several of which are exempt signs. With the exception of two signs permitted but not constructed, all of the signs are existing and comply with the sign ordinance.

10. *Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development.* In this case, the subject use has been established at the existing university for over 30 years and the sign locations plan identifies the existing locations. The free-standing signs are of various materials and colors each representative of the different organizations that use different building on the campus. Although WCIU is the primary use, the campus layout lends itself to placement of signs that identify the use of various buildings with the individual tenants.
11. *The Master Sign Plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants.* The sign plan identifies a number of locations that could be used for the placement of signs. As one occupant leaves, the same location for a sign can be reused by another user.
12. *The Master Sign Plan complies with the standards of this Chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the Master Sign Plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this Chapter.* The existing signs are modest in scale and comply with the standards for signs. Thus, no flexibility for sign area, height, number, or location is being requested.

NOW, THEREFORE, BE IT RESOLVED that the Initial Study and Mitigated Negative Declaration prepared for this Master Development Plan, were reviewed and considered in approving the Master Development Plan. The City Council finds, on the basis of the whole record before it (including the Initial Study), that there is no substantial evidence that the Master Development Plan will have a significant effect on the environment, and the Mitigated Negative Declaration reflects the City's independent judgment and analysis. The Mitigated Negative Declaration is hereby adopted. The custodian and location of all documents constituting the record of proceeding upon which this decision is based is as follows: Antonio Gardea, Planning and Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101-1704, (626) 744-6725.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Initial Study and Mitigated Negative Declaration prepared for this amendment was reviewed and considered in approving this amendment, 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 within five working days. .

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council approves the William Carey International University Master Development Plan as shown on Exhibit E attached hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council on the _____ day _____, 2006, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

ATTEST:

JANE L. RODRIQUEZ
CITY CLERK

APPROVED AS TO FORM:



THERESA FUENTES
DEPUTY CITY ATTORNEY