

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
FOR AN AMENDMENT TO THE
CHANDLER SCHOOL MASTER DEVELOPMENT PLAN**

WHEREAS, at a duly noticed public hearing on April 23, 2008, the Planning Commission considered, and recommended, adoption of the Initial Study and Mitigated Negative Declaration for the proposed amendment to the Chandler School Master Development Plan;

WHEREAS, the City duly provided notice of its intent to adopt a Mitigated Negative Declaration for the Amendment to the Chandler School Master Development Plan by posting the Notice of Intent at the County Clerk's office from March 14, 2008 to April 14, 2008;

WHEREAS, the proposed amendment to the Chandler School Master Development Plan is consistent with the Comprehensive General Plan and Zoning Code;

WHEREAS, the new school building is approximately 33,500 square feet in area in the proposed amendment to the Chandler School Master Development Plan;

WHEREAS, a duly noticed public hearing was held by the City Council on June 16, 2008, on the proposed Master Development Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Initial Study and Mitigated Negative Declaration prepared for this project and all comments received during the public review process, were reviewed and considered by the City Council. The City Council finds, on the basis of the whole record, that there is no substantial evidence that the project 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 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 Initial Study and Mitigated Negative Declaration prepared for this Master Development Plan was reviewed and considered in approving the proposed amendment to the Chandler School Master Development 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.

BE IT FURTHER RESOLVED that, with regard to the Master Development Plan amendment, variance for driveway ramp slope, and removal of protected trees (*Schinus molle* - California Pepper Tree, *Jacaranda mimosifolia* - Jacaranda and *Magnolia grandiflora* - Southern Magnolia), 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.* Chandler School is a private school for children attending kindergarten through eighth grade in an established Public, Semi Public (PS) Zoning District. Chandler School was established and has been operating at the 1005 Armada Drive location since September 1958. The proposed amendment to the master development plan is for continuing the school use, which is allowed within the PS zoning designation of the campus. The existing use will not be changed and use of temporary classrooms during construction is anticipated. The project involves replacing existing middle school facilities with updated facilities.
2. *The location of the Master Development Plan is in accord with the special purposes of this title and the purposes of the applicable zoning district.* The project site has a zoning designation of Public and Semi-Public (PS) District. This category is used to designate public land uses, including private schools. The proposed project is consistent with this designation. The proposed new building, parking structure, and other site improvements are consistent with the purposes of the Zoning Code in that

it ensures orderly and thorough city review of the plans of the school, which result in a more compatible and desirable development.

3. *The Master Development Plan is in conformance with the goals, policies, and objectives of the General Plan.* The proposed new master development plan is consistent with the Institutional General Plan designation of the Chandler School campus. The expansion and renovation of Chandler School, a private academic use, supports the needs of Pasadena's diverse residents and families. The school is a land use that supports the needs of Pasadena's families. It will provide educational opportunities consistent with Objective 13 and Policy 13.4 of the General Plan of promoting quality education for all students. The proposed MDP furthers the General Plan's Objective 23 and Policy 23.1, which states the City's support for long-term growth opportunities and expansion opportunities of an institution. The expansion plans for Chandler School are designed to be complimentary to the residential neighborhood and in balance with the surrounding area.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The components of proposed master development plan will increase student enrollment by less than ten percent (10%) and increase staff from 64 to 72 full time employees. In addition, the parking on campus is increased from 60 spaces to 86 spaces. All of the increased vehicular access to campus will be directed to Seco Street, a wide street that provides access to the Rose Bowl site thereby eliminating any new impacts to Armada Drive, a small residential street. The proposed components of the MDP will result in the construction of a new middle school building, a new parking structure and improved efficiency for pick up and drop off.

The proposed MDP will minimize impacts to the neighborhood and enhance safety with respect to campus access and security. The school is a positive influence upon the neighborhood and has worked to mitigate traffic impacts to the surrounding community.

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 components of the proposed master development plan are envisioned to provide state-of-the-art education facilities without compromising the natural setting of the site along the Arroyo or the stately historic neighborhood along Armada Drive. The components of the MDP will be constructed, maintained and operated in accordance with the conditions of approval and the Fire Protection Plan to ensure that the school use will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. The Master Development Plan is subject to City code provisions, inspections, and monitoring.
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 proposed master development plan includes a new middle school building that is of a similar height to the existing structures that are proposed to be removed and structures that will remain. The character of the surrounding community has been carefully considered in developing the scale, aesthetic and character of the new middle school building, new parking structure, and open spaces on campus. In addition, many mature trees that are currently screening the property will remain and where they can not remain, they will be replaced with trees that provide similar

screening. The MDP proposal is designed to be compatible with the neighborhood and the other school buildings on campus and maintain and enhance the character of the existing campus and the immediate surroundings.

7. *There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district; Chandler School is located in the Public, Semi Public (PS) Zoning District. The campus has unique topographical conditions in that the site is bordered by City parkland along the Central Arroyo Seco slope. The property is a double-frontage lot that is peninsular in shape with at grade access limited to Armada Drive. The Seco Street frontage is at the bottom of a greater than 35% slope. The parking structure is proposed along the Seco Street frontage with large portion of soil excavated to make room for the lower level. The existing street alignment and property line boundaries of the campus restrict the length of the parking structure and associated ramps.*
8. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship; The variance for the ramp slope enables the applicant to provide safe ingress and egress from the site with the majority of the other ramps in compliance with the zoning code provisions for ramp slope.*
9. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare; The ramp slope of greater than 16% is along a driveway ramp leading onto the upper level of the parking structure. As vehicles are ascending the ramp, turning movements require the driver to slow down. The reduced speed enhances the safety and security of pedestrians on and off the site.*

10. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district; and Granting the variance for the ramp slope does not constitute a grant of special privilege because the school is surrounded by residential uses which are less intense uses than the school. Furthermore, the project site is unique in topography, shape, location within an historic district, and bordering Brookside Park. Thus, the design and layout of the proposed school expansion requires balancing of competing objectives. By placing the parking structure on the Seco Street frontage, the majority of the vehicular traffic is directed away from the residential neighborhood and onto a larger collector-type street.*
11. *Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Variance. The primary restrictions imposed on the applicant are compliance with the City's grading ordinance, which limits the height of retaining walls, and compliance with the zoning code provisions for driveway ramp slopes.*
12. *The project includes a landscape design plan that 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 site plan indicates replacement trees with a total canopy area of approximately 10,000 square feet. The total removed canopy area is approximately 8,730 square feet. The replacement trees will include native and drought tolerant species. The landscape plan is designed to comply with fire prevention requirements and includes non-pyrophitic (fire resistive) trees in accordance with a vegetation management plan.*

BE IT FURTHER RESOLVED that the City Council approves the Amendment to the Chandler School Master Development Plan, as shown on Exhibit A and Exhibit B attached hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council on the ____ day
_____ 2008, by the following vote.

AYES:

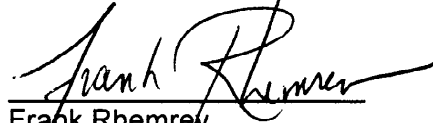
NOES:

ABSENT:

ABSTAIN:

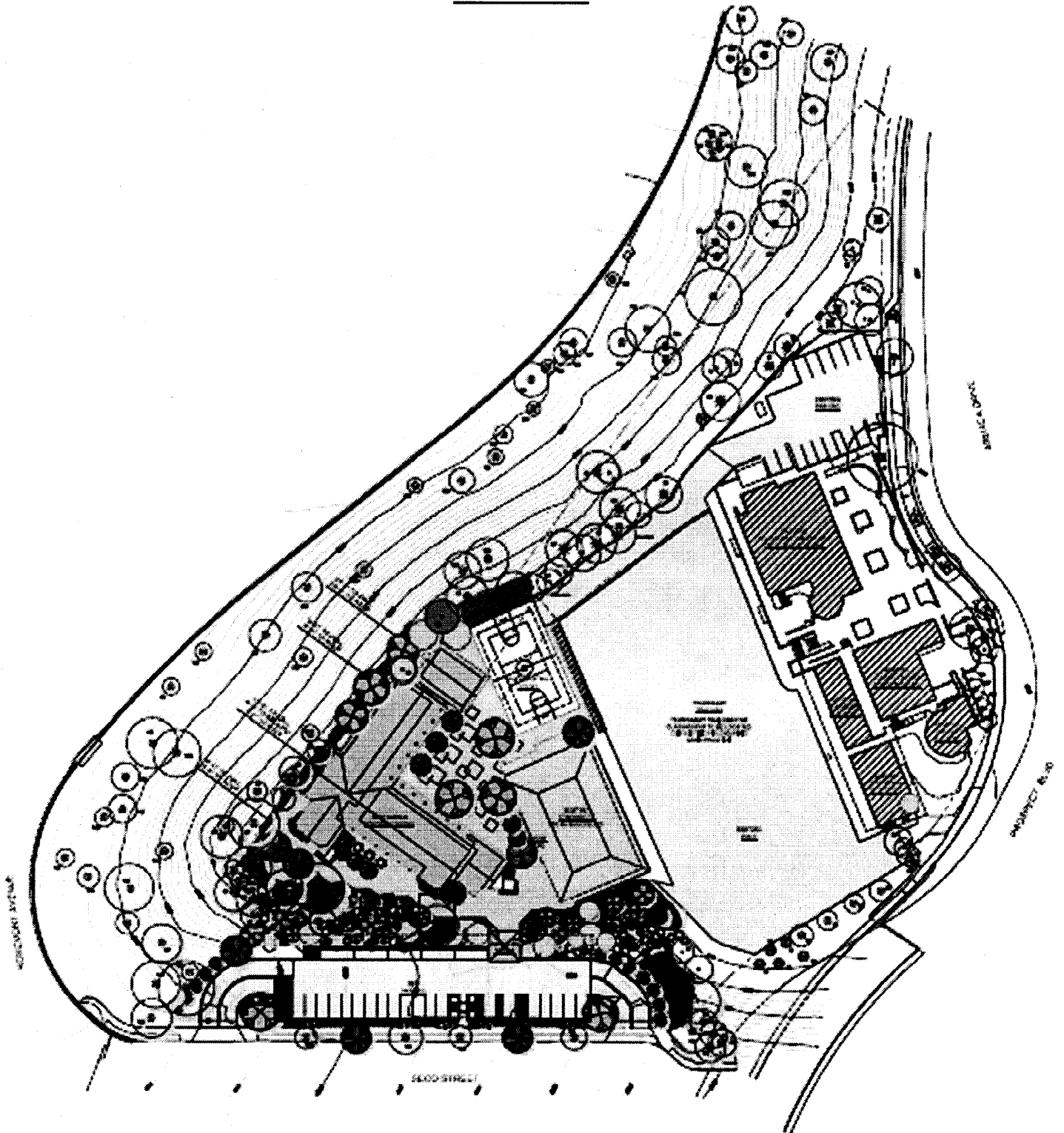
Jane L. Rodriguez
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Assistant City Attorney

EXHIBIT A



Chandler School
Proposed Site Plan (Sheet A1.01)

EXHIBIT B

CHANDLER SCHOOL MASTER DEVELOPMENT PLAN AMENDMENT (2007/2008)

I. INTRODUCTION

The purpose of a Master Plan, as set forth in Chapter 17.61.050 of the Pasadena Municipal Code, is to establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time and ensure thorough City review of expansion plans for certain public or semi-public uses, resulting in more compatible and desirable development.

Chandler School is proposing an amendment to the Master Development Plan to allow expansion and renovation of the middle school facilities. The improvements will take place at the southern end of the campus. The applicant proposes to demolish two buildings and replace them with a 33,500-square foot building. A portion of the existing gymnasium will be removed and the interior will be remodeled. In addition, a two-level, semi-subterranean parking structure will replace the surface parking lot on Seco Street. The school expansion would accommodate an enrollment increase to a maximum of 450 students.

II. BACKGROUND

In 1958, Chandler School was established as a private, kindergarten through eighth grade, school. The school is located at 1005 Armada Drive within the Prospect Historic District.

III. EXISTING PROJECT SITE

Chandler School is a 4.2-acre property bound by Armada Drive, Prospect Boulevard, and Seco Street. The site is located adjacent to the top of the east rim of the Central Arroyo Seco which is designated City parkland. The school campus slopes downward from the Armada Drive frontage toward Rosemont Drive and Seco Street. Due to the topography of the site, an elevation difference of approximately 30 feet and 50 feet exists between the campus and Seco Street and Rosemont Avenue, respectively.

Over the last 20 years, the School expanded both physically and in enrollment to keep pace with the growing educational needs of its students and the community. Various buildings for educational and recreational functions have been constructed on the Chandler School campus. The campus now consists of eight buildings, an athletic field, a basketball court, two surface parking lots, and stair tower. A play field separates Chandler's primary "lower" school and middle "upper" school. A total of 63 parking spaces are currently provided: 23 parking spaces in the Armada Drive parking lot and 40 parking spaces in the Seco Street parking lot. The property has 91 trees on-site, including 20 protected trees.

The primary school buildings near the Armada Drive entrance would remain in place. In December 1998, a Master Development Plan was approved which permitted the construction of 11,060 square feet of additions to existing structures and an enrollment of 420 students. The Plan resulted in construction of new lower school buildings (7,560 square feet). The design of the school buildings is compatible with the surrounding area and is residential in character. The main entrance to the lower school is located on Armada Drive.

Under implementation of the proposed Master Development Plan, the middle school and music buildings are replaced with a new building and a parking structure is constructed in place of the Seco Street surface parking lot. The upper level buildings are visible from Seco Street and Rosemont Avenue, however, no views are obstructed because the abutting residential uses are at a higher elevation on the opposite side of the Prospect Boulevard bridge. Access to the southern portion of the school (upper school) is from the Seco Street parking area.

IV. SCOPE OF DEVELOPMENT

PROJECT DESCRIPTION: The Chandler School Master Development Plan Amendment is a 15 year framework for expansion of the middle (upper) school program. The Master Plan proposes:

- **Demolition** of two existing upper school buildings (music and middle school buildings) and a portion of the existing gymnasium (total 16,100 square feet). The music and middle school buildings are not of architectural or historic significance.
- **Construction** of a new 33,500-square foot, three-story building. The middle school building located on the southern half of the campus replaces the existing music and middle school buildings. The new building is approximately 42 feet in height and consist of 19 classrooms, including two science laboratories.
- **Construction** of a two-level (semi-subterranean), 63-space parking structure in place of the surface parking lot accessed from Seco Street. The existing stair tower is replaced with a new tower (58 feet high) with an elevator leading to the upper (Middle) school campus.
- **Remodel** of the existing gymnasium. The interior of the gymnasium will be renovated with a new south side stairway.
- **Reconfiguration** of the basketball court at its current location. The court is placed at a lower grade with a seating area along the north side adjacent to the grass play field.
- **Removal** of protected trees. A total of three protected, specimen type trees and 27 non-protected trees are proposed to be removed. The protected trees subject to removal are a *Schinus molle* - California pepper tree, *Jacaranda mimosifolia* – Jacaranda tree, and a *Magnolia grandiflora* -Southern magnolia tree.
- **Installing** temporary trailers to serve as classrooms on the athletic field during construction.
- **Increasing** the enrollment by 30 students for a maximum of 450 students.

The construction would take place on the southern portion of the campus. Any additional square footage proposed for development would require an amendment to this Master Plan.

V. GENERAL PLAN DESIGNATION

Chandler School is designated Institutional on the General Plan Land Use Diagram. Surrounding land use designations include Open Space to the immediate west and Low Density Residential (0-6 dwelling units / net acre) to the south, east and north.

VI. EXISTING ZONING AND LAND USE

Chandler School is located on the intersection of Armada Drive and Prospect Boulevard and has frontage along Seco Street. The school's zoning designation is Public/Semi-Public District. The PS zoning district designation is specifically intended for public and semi-public uses with two (2) acres or more which have unusual characteristics and therefore require special consideration so that they are designed, located, and operated compatibly with uses on adjacent properties.

Surrounding zoning designations include:

- North – RS-4 (Single-Family Residential, four lots per acre District)
- South & East – RS-4-HD (Single-Family Residential, four lots per acre, Hillside Overlay District); Chandler School is surrounded by single-family residences in the Prospect Historic District.
- West – OS (Open Space District); Rose Bowl and Brookside Park

Development Standards

As intended by the Public / Semi-Public zoning designation, the development standards that govern institutional sites are set as part of the Master Plan process. The standards respond to the uniqueness of a particular site and ensure compatibility with the surroundings. The standards included in the conditions of approval in corporate the requirements of previous Master Development Plans.

Floor Area Ratio / Site Coverage

The floor area ratio (FAR) of the project is .38 and the lot coverage is 27 percent. The total building area is approximately 70,000 square feet (17,400 net new area).

Setbacks / Height

The peninsular shape and topography of the Chandler campus creates a unique setting. The property has frontages on Armada Drive and Seco Street. Previously established setbacks from Armada Drive and Prospect Boulevard will remain since the lower school will not change. The west property line is adjacent to the Arroyo slope bank. The middle school building façade is set back a minimum of ten feet from the west property line.

The new building will be lower in height than the existing gymnasium. Height limits for the existing buildings will also remain in accordance with the prior two Master Development Plans. The proposed building is compatible in height and scale to the surrounding residences.

VII. PLAN APPLICABILITY / IMPLEMENTATION

The Master Plan, when reviewed, approved and adopted by the City Council, will become the basis for future development on the Chandler School campus. The Master

Plan Amendment supersedes all sections of the Pasadena Municipal Code (P.M.C.) Title 17, Zoning, unless specifically incorporated by reference. Where there is a conflict between provisions of this Master Plan and the P.M.C. Title 17, Zoning, the provisions of this Master Plan shall control. Where uncertainty exists regarding the extent or interpretation of any provision of this Master Plan, the Zoning Administrator shall determine the intent of the provision. Unless specifically noted, all references to the Pasadena Municipal Code refer to that edition in force as of the date of adoption of this Master Plan.

The Master Plan presents regulations which cover all aspects of development within the school campus boundaries:

- The type and location of uses on the school campus;
- The amount of new development in identified areas and the extent of changes to existing buildings; and
- The maximum height and minimum setback requirements for all buildings.

VIII. REVIEW OF THE MASTER DEVELOPMENT PLAN AMENDMENT

The development progress of the Master Plan shall be reviewed by the Planning Commission after five (5) years from the date of approval by the City Council for compliance with the Master Development Plan. The review for compliance shall take place during a legally noticed regular meeting of the Planning Commission. If the review results in a finding of noncompliance with the Master Plan, the Planning Commission may withhold issuance of any building and / or certificate of occupancy permits until compliance has been determined. At the time of the five-year review, the Planning Commission shall determine if subsequent five-year compliance reviews are appropriate.

IX. REVIEW OF PROJECTS

Any review or amendment process initiated by the City or Chandler School shall follow the procedure outlined for approval of a Master Plan in Chapter 17.61.050 of the Pasadena Municipal Code.

Conditional Use Permits will not be required for any project envisioned or described in this Master Plan. Applications for development not envisioned under the Master Development Plan will require a Conditional Use Permit in accordance with Pasadena Municipal Code Chapter 17.61.050. Minor changes and / or clarifications may be made by the Zoning Administrator.

X. SUMMARY

The expansion to Chandler School Master Development Plan will permit the construction of a new upper (middle) school building, renovations to the gymnasium, and a new parking structure with an elevator tower.

XI. CHANDLER SCHOOL MASTER DEVELOPMENT PLAN AMENDMENT CONDITIONS OF APPROVAL

The applicant or successor in interest shall meet the following conditions:

General

1. The Chandler School Master Development Plan shall be in effect for fifteen (15) years after approval by the City Council with review by the Planning Commission after five (5) years in a legally noticed public hearing.
2. The Director of Planning & Development shall have the responsibility to interpret consistency of subsequent projects with the Master Development Plan, in accordance with section 17.61.050 of the Municipal Code.
3. The proposed Master Development Plan, Case No. PLN2007-00254, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above. Failure to pay the required monitoring fee prior to initiating the application will result in revocation proceedings of this entitlement.
4. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.

Land Use/Development Standards

5. The new building(s) and additions shall be located generally as shown in the accompanying site plan (Exhibit A: Site Plan).
6. The total onsite development shall not exceed 70,000 square feet, (35,800 square feet new building area [including stair tower] & 34,200 square feet existing buildings). The maximum footprint of the parking structure shall be 14,000 square feet. Areas used exclusively for parking are not included as floor area (gross or net).
7. Public and Semi-Public uses on the site shall be limited to those reasonably ancillary to the functioning of the school use as determined by the Zoning Administrator.
8. The use of temporary classrooms shall be permitted only during the proposed construction activities and placement shall be limited to the athletic field.
9. The maximum student enrollment shall be limited up to 450 students. The applicant shall provide annual enrollment figures to the Director of Planning & Development one month after the new school year is in session.
10. The maximum number of classrooms shall not exceed 33 classrooms.

11. The applicant shall provide an annual faculty and staff roster to the Director of Planning & Development one month after the new school year is in session. The number of employees for the school shall not exceed a total of 72, full-time equivalent, staff.
12. No classroom activity shall be conducted in a residential zone.
13. The following development standards shall be applicable to the Chandler School Campus:

Building #	Name	Setback	Step back	Height	Stories
Lower (Primary) School					
1	Classroom / Library (Custodian's Apartment)	46' from Armada Drive		36'-0"	
2	Classroom / Administrative	25' from Armada Drive		36'-0"	Single Story
3	Kindergarten	10' from Prospect Blvd.			
4	Classroom	10' from Prospect Blvd.	15'-0"	36'-0"	
5	Classroom			36'-0"	
Upper (Middle) School					
7	Gymnasium Addition			43'-0"	Match existing
10	Stair Tower			58'-0"	
11	Middle School	Ten foot (10') setback from West Property Line, with a five foot (5') allowable encroachment for the balcony and eaves		42'-0"	Three Stories
12	Seco Street Parking Structure	Five foot (5') setback from Seco Street Landscaped Frontage		22'	

14. Walls constructed along Armada Drive are five feet in height. The walls were constructed as part of the 1987 Master Development Plan.
15. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless fully enclosed in an enclosure designed to be architecturally compatible with the building. (1987 MDP)
16. A trash enclosure is located on the Armada Drive. The existing trash enclosure on Armada shall remain screened. Refuse storage areas shall be screened from public view in accordance with Section 17.64.240 of the Pasadena Municipal Code.
17. Light source(s) within a parking structure shall not be visible from Seco Street or the adjoining a residential zoning district. Exterior lighting shall be directed downwards and the light source shall be shielded from view of adjacent

properties. Low walls within the parking structure and vegetation shall shield vehicle headlights to prevent glare onto adjacent properties.

Parking/Transportation/Circulation

18. A minimum of eighty six (86) on-site parking spaces shall be provided for the school campus: 63 parking spaces on the Seco Street parking structure and 23 tandem parking spaces on the Armada Drive parking lot. (Variance #11356)
19. The applicant shall provide a minimum five foot landscaped setback, with area(s) for tree planting, along the Seco Street frontage of the proposed parking structure.
20. There shall be no on-street parking by students, staff or faculty members.
21. Chandler School shall continue implementing the existing traffic control plan for student-pick-up and drop-off activities. Pick-up and drop-off activity along Armada Drive shall be limited to no more than 127 vehicles trips per day during pick up and drop off.
22. Prior to the start of each semester and summer program, the school shall distribute information packets to each student family fully describing the traffic control program. This information shall be included in all enrollment packages, parent/student orientation and back-to-school night events. A copy of the traffic control program shall be submitted to the Zoning Administrator.
23. Informational packets shall be mailed to the parents of all students prior to the beginning of each semester stating instructions for drop-off/pick-up procedures. Parents shall be notified of the proper loading and unloading areas.
24. All loading and unloading of students shall occur in the designated drop-off/pick-up zone. Approach and departure routes shall be assigned to all parents/guardians.
25. Parents who arrive early for pick-up shall be directed to turn off their engines while waiting. Students shall be directed to exit and enter vehicles quickly. Parents to remain in the queue until the car in front of them pulls away. The packets must stress the importance of obeying the residential street speed limit of 25 miles per hour.
26. Faculty or staff member(s) shall be present at the drop-off/pick-up locations during peak a.m. and peak p.m. hours to ensure cars are loading in the specified loading area and monitoring activities and compliance with the traffic control program.
27. An employee shall be designated as the traffic compliance monitor who shall have the responsibility to enforce compliance with all traffic and parking rules, requirements and procedures, which include, but are not limited to vehicle parking, approach and departure routes, and drop-off/pick-up procedures. The contact information for this traffic compliance monitor shall be maintained on the school's website and administration office. The telephone extension for the

traffic compliance monitor shall have voicemail capability both during and after school hours and shall be utilized to facilitate communications with the public.

28. Prior to the beginning of each school year, the school shall mail a contact information card with the name, telephone number and e-mail address of the traffic compliance monitor to the occupants of residences within a 500-foot radius of the property and to the Transportation Planning and Development section of the Public Works and Transportation Department.

29. In conjunction with the five-year review, the school shall submit a traffic management compliance report with annual data to validate the pick-up and drop-off activities on Armada Drive during morning and afternoon activity periods to the Planning Department and Department of Transportation.

The above mentioned compliance report shall be prepared by a registered professional engineer in California. The school may retain the professional services directly from the City's pre-qualified traffic engineering consultants to prepare this annual compliance report. The preparer should coordinate with the Department of Transportation and Planning & Development Department (Community Planning Section) for the required information, including the timing and methodology for the annual data collection, in the compliance report. For additional information, contact Richard Yee at (626) 744-7439 or Lanny Woo at (626) 744-6776.

30. School busses loading and unloading students for special events shall not park on Prospect Boulevard and Armada Drive. School busses loading and unloading students for special events shall park on Seco Street.

31. The project shall comply with the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major non-residential developments accommodate facilities for alternative modes of transportation. The applicant shall meet the following requirements:

a. Carpool and Vanpool Parking. A minimum of ten percent (10%) of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.

b. Bicycle Parking. The applicant shall provide inverted U-style bicycle parking rack(s) for a minimum of ten (10) bicycle parking spaces. Separate bicycle parking space racks shall be no less than six feet long by two feet wide. Final location and type of bicycle racks shall be reviewed by the Public Works and Transportation Departments.

c. The school shall identify an Employee Transportation Coordinator that will provide ridesharing information to employees at the work site. A transportation information display / bulletin board shall be located on the development site in a location visible to all employees. Information displayed shall include local and regional transit routes, schedules and

maps (Pasadena ARTS & METRO Bus and Rail line service). Contact Judi Masuda at (626) 744-4111 for additional information.

32. Prior to the start of construction or the issuance of any permits, Chandler School shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. During construction of the Middle School parking structure, an alternative parking plan shall be implemented since employees are not allowed to park in the surrounding neighborhood and shall address the temporary drop off and pick up of students on Armada Drive when drop off is infeasible on Seco Street.
33. Chandler School shall provide adult supervision for the Seco Street parking area and the Armada Drive and Seco Street drop-off / pick-up area.
34. Deliveries and trash pickup shall not occur between the hours of 7:00 p.m. and 7:00 a.m. daily or at all on Sunday including holidays.
35. All construction activities related to the Master Development Plan Amendment shall be restricted to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays and prohibited on Sunday and holidays.

Events

36. A maximum of twelve (12) night events, which are planned to attract in excess of 100 people, may be held each year. A calendar of night events and subsequent amendments shall be submitted to the Planning & Development Department, Code Compliance Section.
37. No outdoor events shall occur on campus between the hours of 8:00 p.m. – 9:00 a.m., seven days a week.
38. All indoor events shall end by 10:00 p.m., seven days a week.
39. All event related flyers and correspondence shall include instructions on where to park during event.

Landscaping/Trees

40. Prior to the issuance of any building permits, the applicant shall preserve as many of the existing trees at the crest of the slope as possible.
41. Prior to the issuance of building permits, the applicant shall submit a complete landscape plan to include a minimum of 55 replacement trees including 18 native and/or specimen trees from the City's Tree Protection Ordinance list, drought tolerant plants and a water saving irrigation system for review and approval to the Zoning Administrator.

42. The applicant shall provide a minimum of three (3) native, non-pyrophitic trees along the west façade of the new middle school building to screen the building from public view.
43. The applicant shall submit a maintenance program for fire prevention purposes to the Zoning Administrator for review and approval as part of the landscaping plan. The approved maintenance program shall be implemented to the satisfaction of the Fire Department and the Department of Public Works, Natural Resources Division.
44. The applicant shall contract the services of a certified arborist to oversee tree trimming required to implement the Vegetation Management Plan. The applicant shall coordinate with the Department of Natural Resources for removal of off-site trees approved by the Urban Forestry Advisory Committee (March 18, 2007 meeting).
45. Prior to the issuance of any building or grading permits, a tree retention plan prepared by a licensed landscape architect or arborist shall be submitted to the Zoning Administrator. To ensure that the tree retention is successful, the following requirements shall be met:
 - a. Temporary protective fencing shall be installed around Trees # 40, 43, 51, & 52 (*Schinus molle*).
 - b. All grading around existing tree drip lines shall be done by hand.
 - c. Cutting through woody roots shall not be allowed.
 - d. All foundations shall step over major roots.
 - e. No difference in grade shall be allowed at the base of the trees.
46. Prior to issuance of any grubbing or grading permit or approval, fencing shall be installed and inspected for the four trees.
47. The applicant shall place at least three waterproof placards on the tree protection fencing. The placards shall state that the fencing shall not be removed without authorization from the City.
48. A certified arborist shall submit inspection results, signed and dated at predetermined construction phases (e.g. pre-construction, grading, foundation, framing, final) to the Zoning Administrator.
49. Prior to issuance of a certificate of occupancy, the landscape architect shall inspect and provide written certification to the Zoning Administrator that the landscaping work is completed in accordance with the landscaping plans.

Design Review

50. The proposed building, parking structure, and additions to the existing structures as shown on the site plan shall be subject to Design Review in accordance with P.M.C. 17.61. Design Review shall concentrate on mitigating the effects of the massing of the buildings on the neighborhood.

51. The architecture of the proposed buildings shall be consistent with the residential character of the existing lower school buildings. Concept and final building elevations shall be subject to Design Review in accordance with P.M.C. 17.62 prior to the issuance of any building permits. (1987 MDP)
52. The Historic Preservation Commission shall conduct design review of the new construction (accordance with the provisions of Chapter 17.92 of the Pasadena Municipal Code). The Historic Preservation Commission will apply the Secretary of the Interior's Standards for Rehabilitation to the proposed structures and additions to the existing gymnasium, ensuring that the new building and proposed additions are compatible with the historic resources in the surrounding National Register of Historic Places historic district.

Fire Department

53. The applicant shall implement a Vegetation Management Plan prepared by Fire Cause Analysis to the satisfaction of the Pasadena Fire Department and the Department of Public Works, Natural Resources Division. The Vegetation Management Plan shall include the removal of existing vegetation, adequate placement of new trees (horizontal clearance), and maintenance of adequate landscaping height beneath trees (vertical clearance).
54. Provide a complete automatic fire sprinkler system throughout the entire structure which complies with the requirements of Pasadena Municipal Code 14.25.050 in any structure in excess of 10,000 square feet.
55. Provide a complete automatic fire alarm / detection system throughout the entire structure which complies with the requirements of Pasadena Municipal Code 14.25.050 for any structure in excess of 10,000 square feet and any building serving a group "A" occupancy over 5,000 square feet. This system shall be tied into the system for the entire complex.

Department of Public Works

56. The applicant shall submit a survey of the parcel site by a licensed surveyor or professional civil engineer to verify the property line locations. All private improvements shall be removed from City parklands.
57. Any excavations in Seco Street require the removal and reconstruction of full pavement slabs (joint to joint) as determined by the Engineer. Excavation 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.
58. The applicant shall modify the existing curb ramp to the current standard per Standard Drawing No. S-414.
59. The applicant shall either pay an in lieu sewer facility charge of \$3,764 to the City, or correct one of the aforesated deficiencies as selected by the City. Correction of the deficiency includes the design, review, construction and inspection costs for the work. If the applicant elects to pay the in lieu charge, the City reserves the right to assign the funds to a higher priority sewer deficiency

project. There are sewer capacity deficiencies downstream of the development as follows:

- a. On Seco Street from Prospect Boulevard to Rosemont Avenue, a distance of approximately 1,399 feet; and
 - b. On or near Arroyo Boulevard from Seco Street to 860 feet south of Seco Street, and on or near Arroyo Boulevard at Holly Street, a distance of 328 feet.
60. The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
61. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
62. The existing street lighting system along Armada Drive is substandard. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) new street lights in the same style as the current street lights on or near the frontage of the property, including 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.
63. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
64. 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 Public Works and Transportation Department for checking, 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. The amount of deposit is determined when the plans are submitted and is based upon the estimated cost to the department for the work.
65. 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. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee is charged against the deposit.

66. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)

In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC

The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.

- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC

This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be

obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.

o Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the 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 valuation of the project 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 PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

If you have questions regarding the above conditions and requirements of the ordinances, please contact Sean Singletary, Department of Public Works, at (626) 744-4273.