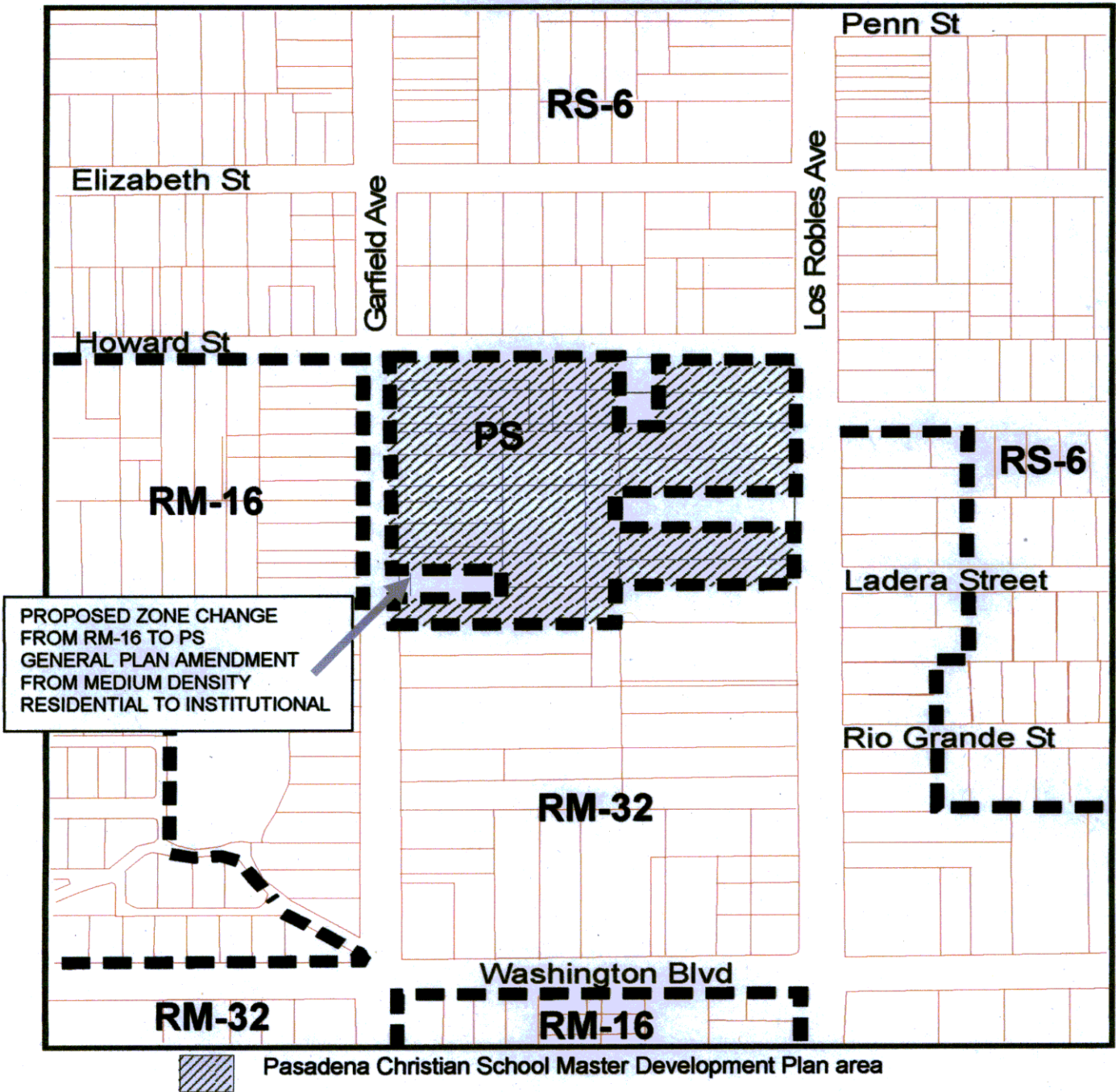


Exhibit A

EXHIBIT A

**AMENDMENT TO ZONING MAP OF THE PARCEL AT 1472 NORTH GARFIELD
FROM RM-16 (MULTI-FAMILY RESIDENTIAL, 16 UNITS PER ACRE) TO PS
(PUBLIC AND SEMI-PUBLIC)**



Existing Zoning Designations

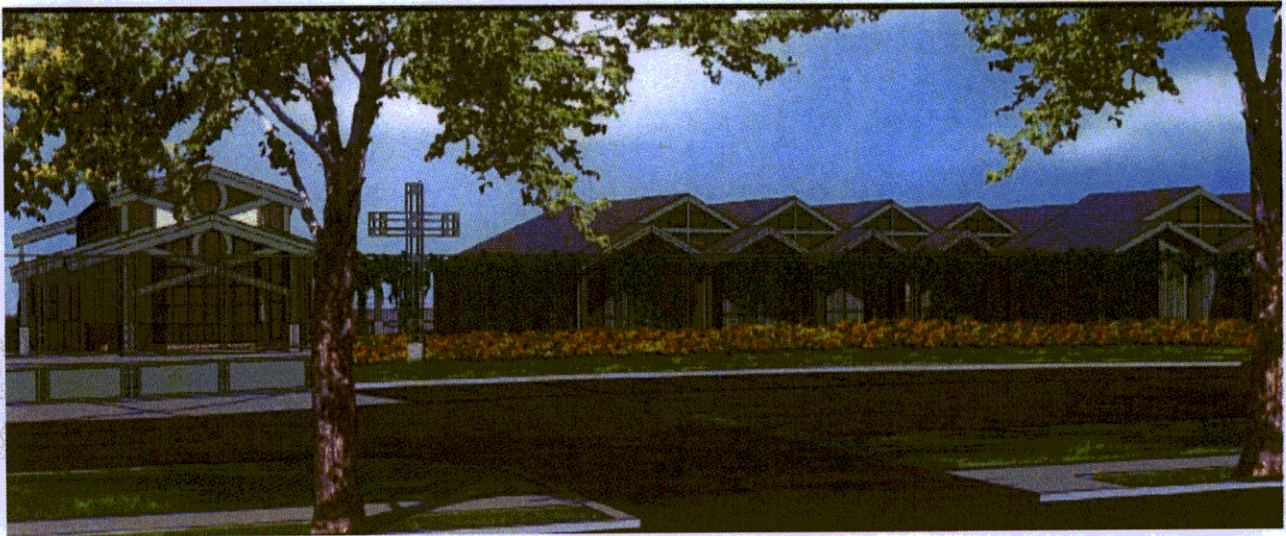
- PS
Public and Semi-Public
- RS-6
Single Family Residential (0-6 dwelling units / acre)
- RM-16
Multi-Family Residential (0-16 dwelling units / acre)
- RM-32
Multi-Family Residential (0-32 dwelling units / acre)

Exhibit B

EXHIBIT B

MASTER DEVELOPMENT PLAN

**PASADENA CHRISTIAN SCHOOL
1515 N. LOS ROBLES AVENUE**



Approved by the City Council



LEGEND

- 1. (E) BLDG. 3,130 S.F. BLDG. A
- 2. (E) 2-STORY BLDG. 2,164 S.F. / BLDG. B AND PORTE COCHERE TO BE MODIFIED. FRONT ELEVATION TO REMAIN UNCHANGED. 711 S.F. TO BE DEMOLISHED.
- 3. PROPOSED SINGLE-STORY JR. HIGH SCHOOL 8,250 S.F. / BLDG. D
- 4. (E) PARKING LOT 19 SPACES RECONFIGURED.
- 5. (E) LIBRARY/SCIENCE 1-STORY 6,600 S.F. / BLDG. S
- 6. (E) OUTDOOR PLAYAREA. 45,450 S.F.
- 7. (E) FIELD
- 8A. (E) 2-STORY JR. HIGH-ADMIN. BLDG. TO BE REMODELED 9,472 S.F. / BLDG. C.
- 8B. PROPOSED 2-STORY ADDITION TO BLDG. C. / 410 S.F.
- 9A. PARKING FOR 25 BICYCLES.
- 10. (E) RESIDENTIAL PROPERTY. NOT A PART OF SCHOOL.
- 11. (E) 1-STORY 408 S.F. SHED TO BE DEMOLISHED. BLDG. P
- 12. (E) 2-STORY RESIDENCE TO REMAIN. 2,944 S.F. / BLDG. J
- 13. (E) 1-STORY PRESCHOOL FACILITY TO REMAIN. 9,802 S.F. / BLDG. N
- 14. (E) 2-STORY ELEM. CLASSROOM BLDG. TO REMAIN 10,028 S.F. / BLDG. E
- 15A. (E) 1-STORY 10,869 S.F. ELEM. CLASSROOM BLDG. WITH PROPOSED 2ND FLOOR ADDITION. 11,800 S.F. TOTAL 22,669 S.F. / BLDG. F
- 15B. PROPOSED 2-STORY ADDITION TO ELEM. CLASSROOM 6,200 S.F. / BLDG. F
- 16. (E) OUTDOOR PLAY AREA. 11,330
- 17. (E) OUTDOOR PLAY AREA. 39,460
- 18. (E) 1-STORY RESIDENCE TO REMAIN. 1,243 S.F. / BLDG. G.
- 19. PROPOSED BUS PARKING 1 SPACE (55'-0" x 19'-6")
- 20A. (E) 2-STORY 12,825 S.F. MULTIPURPOSE BLDG. REMODELED TO REGULATORY JR. HIGH SIZE BASKETBALL COURT. BLDG. H
- 20B. PROPOSED 2ND STORY ADDITION OVER (E) BLDG. H. / 3,060 S.F.
- 20C. PROPOSED 2-STORY CLASSROOMS 5,200 S.F. / BLDG. H.
- 21. (E) 1-STORY KINDERGARTEN, 1ST GRADE CLASSROOMS. 5,565 S.F. / BLDG. I
- 22. (E) OUTDOOR PLAY AREA. 1,552 S.F.
- 23. (E) 1-STORY RESIDENCE TO BE REMODELED. BLDG. O. / 1,903 S.F.
- 24. (E) STAFF PARKING 81 SPACES.
- 25. (E) PRESCHOOL PARKING 17 SPACES.
- 26. (E) LOCKER AREA TO BE MODIFIED. BLDG. Q. / 2,165 S.F.
- 27. NEW LOCKER AREA. L
- 28. EMERGENCY STUDENT REFUGE. 2,379 S.F. (793 STUDENTS @ 3 S.F./STUDENT)
- 29. (N) OUTDOOR PLAY AREA. 7,700 S.F.

EXISTING SCHOOL BUILDING	78,400 S.F.	88 STALLS
PROPOSED NEW & ADDITIONS	34,820 S.F.	20 STALLS
TOTAL REMAINING EXIST. & NEW	113,069 S.F.	118 STALLS

PASADENA CHRISTIAN SCHOOL - PROPOSED MASTER PLAN

**Conditions of Approval
Pasadena Christian School
Master Development Plan Amendment**

General Provisions

1. The Pasadena Christian School Master Plan shall be in effect for fifteen (15) years after approval by the City Council with review by the Planning Commission commencing **in** the fifth year after the approval date of the Plan, **and every five years thereafter**, for compliance with the features of the plan and conditions of approval **and for remedying any violation thereof including, but not limited to the imposition of any additional conditions and/or revocation of set approval**. The Compliance Review shall be in a legally notice public hearing.
2. In accordance with Pasadena Municipal Code Section 17.61.050, the Director of Planning and Development shall have the responsibility to interpret consistency of subsequent projects within the Master Development Plan.
3. The Master Development Plan, Case No. PLN2008-00466, 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 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 (Junior High) and additions shall be located generally as shown in the accompanying site plan (Exhibit A: Pasadena Christian Site Plan).
6. 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.
7. No classroom activity shall be conducted in a residential zone.
 - a. The total onsite development shall not exceed 116,750-square feet, including up to 8,750-square feet in Phase 1 and up to 28,850-square feet in Phase 2.
8. The following heights and setbacks shall be provided for the following buildings:

Building	Maximum Height	Minimum Setback
Junior High Building (Bldg. #3D)	18 feet	15 feet from Howard Street property line 15 feet from west property line adjacent to 388 E. Howard

Elementary Classroom – 2 nd Floor Addition (Bldg. #15A)	28 feet	Street 7 feet 6-inches from south property line 15 feet from eastern property line
-----------------------------------------------------------------------	---------	----------------------------------------------------------------------------------------------------

9. ~~The maximum student enrollment for Phase 1 shall be limited to 638 students.~~ Upon completion of Phase 2 development, **subject to the satisfactory completion of Conditions #22-#27**, the **Planning Director may allow for student enrollment to be increase to, but shall not exceed 688 students.** The applicant shall provide annual student enrollment figures to the Director of Planning and Development one month after each new school year is in session.
10. The applicant shall provide an annual faculty and staff roster to the Director of Planning and Development one month after each new school year is in session. The number of employees for the school shall not exceed a total of 70 full-time equivalent, staff.
11. The Master Plan may provide for a new fence at the western side of the parking lot on North Los Robles Avenue. The maximum height of the fence for the new proposed parking lot on Los Robles Avenue shall not exceed eight feet measured from the existing grade. The fence shall be a minimum of 50 percent open. The fence should be setback a minimum of 100 feet from Los Robles Avenue property line.
12. The Master plan may provide for a religious symbol located at the North Los Robles Avenue frontage. The height of the proposed religious symbol (the Cross), shall not exceed a height of 16 feet as measured from the existing grade.
13. All new exterior mechanical equipment, except solar collectors, shall be screened out of view from public rights-of-way.
14. The new monument sign along the Los Robles Avenue frontage shall not exceed a sign area of 36-square feet and shall comply with the Chapter 17.48 (Signs) of the Pasadena Municipal Code.

Design

15. The porte cochère on the south elevation of the building at 1533 N. Los Robles Avenue may be dismantled to permit reconfiguration of the parking area and access off Los Robles Avenue (as required by the Transportation Department). The porte cochère shall be photographed (using archival-quality photographs), and copies of the photographs shall be submitted to the Planning Division for retention in the case files for the school. As feasible, the school shall attempt to retain (or reuse) beams, rafters, and other features from the disassembled porte cochère.
16. Additional landscaping and other features shall be added to screen the reconfigured driveway and parking from public view **along Los Robles Avenue. Landscaping shall also be added on Garfield Avenue and Howard Street to screen the existing parking from public view, Garfield Avenue, and Howard Street.** A final landscape design shall be submitted to the Planning Director for review and approval (following the procedures for design review in the zoning code).

17. The school shall investigate alternatives to removal of some or all of the rear wing of the building at 1533 N. Los Robles Avenue and present the findings of this study to the Planning Director **before issuance of the first building permit**. If this study concludes that alternatives to full or partial removal of the rear wing are impractical, the Planning Director may approve removal of the rear wing (or modifications to the footprint of the rear wing) to accommodate new construction of the Junior High building.
18. In the event of removal of the rear wing of the building at 1533 N. Los Robles Avenue, the school shall salvage building materials (e.g., windows, window frames, shingles) for re-use in the reconstruction of the rear wall. The Planning Director shall review the reconstruction of the rear wall for consistency with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings (in conjunction with design review of the Junior High building).
19. Per Pasadena Municipal Code Section 17.61.030, Phase 1 and Phase 2 development are subject to Design Review.

School Events

20. All events on the school campus shall end by 10:00 p.m., Monday through Saturday. **Notices of major school events shall be provided to residents within 500 feet from the school property at least 30 days prior to the event. Major school events are those hosted by the School and involving the attendance or participation of visitors which may result in a parking demand greater than the parking spaces available in the school campus.**
21. All events related flyers and correspondence shall include instructions on where to park during the event.

Transportation/Parking

22. The project is expected to cause increase in daily traffic at Howard Street between Garfield Avenue and Los Robles Avenue by 9.7% and Garfield Avenue between Howard Street and Washington Boulevard by 8.6%. The project shall contribute \$10,000 towards the Citywide Traffic Performance Monitoring Program by installing four permanent traffic monitoring stations near the project site. Traffic monitoring stations shall be installed on Howard Street and Garfield Avenue, two on Howard Street and two on Garfield. This fund shall be collected by the Department of Transportation prior to the issuance of the first **building** permit for construction.
23. The applicant shall pay a fair share towards the installation of the traffic signal in the amount of \$4,000. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction. The applicant shall make this fund payable to the City of Pasadena and delivered to the Department of Transportation office, attention: Conrad Viana at 221 E. Walnut Street, Suite 210, Pasadena, CA 91101.
24. The applicant shall submit a traffic management plan base on the new school layout for review and approval prior to **issuance of first building permit** receipt of the Certificate of Occupancy. **The applicant shall develop a parking plan that will provide for parking management methods that will ensure that parking of adjacent residential**

streets is available to the surrounding residents. The plan shall include monitoring of drop-off and pick-up of students, protection of neighborhood driveways from obstruction, monitoring of no parking, and other appropriate measures. As part of that plan, the school shall advise parents, faculty, staff, and guests not park on the streets surrounding campus during school to the extent possible. In addition, the school shall submit an annual compliance report to validate the drop-off and pick-up activities during morning and afternoon activity periods.

The above-mentioned traffic management plan and the annual compliance report shall be prepared by a registered professional engineer in California. The school may retain professional services directly from the City's pre-qualified traffic engineering consultants to prepare this report.

The preparer should coordinate with the Department of Transportation and the Department of Planning and Development for required information to be included in the submittals. For additional information, contact Richard Yee at (626) 744-7439 or Lanny Woo at (626) 744-6776.

25. School and traffic control personnel should wear safety gear, such as reflective vests, hats and gloves at all times when performing traffic control operations at the campus.
26. The school should identify a traffic/parking coordinator and provide a contact phone number in order for the public to communicate any particular school-related traffic and parking questions.
27. The school is required to submit a Transportation Demand Management (TDM) plan. The school should contact Judi Masuda at (626) 744-4111. A TDM plan that meets the requirements of the City's Trip Reduction Ordinance shall be submitted concurrent with the building permit for construction of the Junior High building. The TDM plan shall be approved prior to the issuance of a Certificate of Occupancy for such building.
28. Existing on-street parking conditions fronting this project should be maintained.
29. A minimum of 5 bicycle spaces shall be provided.
30. A minimum of 104 parking spaces shall be provided for the school campus. The proposed expansion and reconfiguration of the Los Robles Avenue parking lot shall be designed and constructed in accordance with the Pasadena Municipal Code Chapter 17.46 (Parking and Loading).
31. 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.
32. 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.
33. School busses loading and unloading students for special events shall not park on Los Robles Avenue, Howard Street, and Garfield Avenue. School busses loading and unloading students for special events shall park on the Garfield Avenue parking lot.

Public Works

34. The southeast corner of Garfield Avenue and Howard Street has a 90 degree property line corner with parkway widths of 12 feet on Garfield Avenue and 10 feet on Howard Street. In order to provide for better traffic movements and accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall dedicate to the City the land necessary to provide for a 25-foot radius property line corner rounding at the southeast corner of Garfield Avenue and Howard Street for street purposes. Also, the applicant shall reconstruct improvements consisting of concrete curb, gutter, sidewalk, curb ramp, and other work necessary to construct a standard 25-foot radius curb at the southeast corner of Garfield Avenue and Howard Street without affecting the existing tree on the Howard Street frontage. Improvements shall include the relocation of affected utilities.
35. The southwest corner of Los Robles Avenue and Howard Street has a 90 degree property line corner with parkway widths of 10.75 feet on Los Robles Avenue and 10 feet on Howard Street. In order to provide for better traffic movements and accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall dedicate to the City the land necessary to provide for a 30-foot radius property line corner rounding at the southeast corner of Los Robles Avenue and Howard Street for street purposes. Also, the applicant shall reconstruct improvements consisting of concrete curb, gutter, sidewalk, curb ramp, and other work necessary to construct a standard 25-foot radius curb at the southwest corner of Los Robles Avenue and Howard Street without affecting the existing tree on Howard Street. Improvements shall include the relocation of affected traffic signals and utilities.
36. Garfield Avenue was slurry-sealed in November 2007 and is a moratorium street. If the street is excavated for utility connections before November 2009, the pavement shall be re-slurry sealed over the full width of the roadway along the frontage of the subject property, or the City shall be paid an amount to be determined by the Department of Public Works to re-slurry seal the street.
37. The applicant shall re-stripe the crosswalks on Los Robles Avenue and Howard Street.
38. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
39. 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.
40. 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.
41. The existing street lighting system on Garfield Avenue consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a

maximum of seven (7) new street lights on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. ***The lights shall be installed during the second phase of the Master Development Plan improvements.*** 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.

42. 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.
43. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer, registered in the State of California. Upon submission of improvement plans to the 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 will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work.
44. A composite utility plan showing the exact locations for proposed utility connections, existing utilities and proposed improvements in the public right-of-way (i.e. street trees, street lights, drainage structures, etc.) shall be submitted to the Department of Public Works for approval before any utility connection permits will be approved.
45. 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 will be charged against the deposit.
46. Civil engineering plans must be submitted to the Department of Public Works for approval of the public right-of-way improvements. Plans submitted to the Building Department do not satisfy this requirement.
47. 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 Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, 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>.
- 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.

Pasadena Christian School Master Development Plan

I. Introduction

The purpose of a master development plan (MDP) is to allow an institutional use to plan for future development without the need for conditional use permits (CUP) for each phase of development. The MDP allows for a more thorough review by City departments of the entire proposed project at one time rather than piece by piece.

Pasadena Christian School has submitted an application for an amendment to their Master Development Plan that provides for campus-wide upgrades and expansion to its existing school facilities located south of Howard Street between Los Robles and Garfield Avenues.

II. Background

Pasadena Christian School is an existing private school, located in northwest Pasadena, with grade levels from pre-school through junior high school (grade 8). The school has been at this location for over 50 years. The General Plan designation for the existing site is Institutional and the Zoning designation is PS (Public and Semi-Public). These designations permit uses such as schools and churches. The Zoning Code encourages all institutional uses on sites greater than two acres in size to have a MDP. Since the campus is approximately 6.9 acres, this is applicable.

In August 1998, the City approved a Master Plan, which provided for the development and construction of a new pre-school/day care center, with a maximum student enrollment of 520 students. In October 2001, the City approved an amendment to the Master Plan, which allowed for the construction of a one-story, 6,600-square foot library/media center. At that time, the student enrollment of the campus was 638 students. The current student enrollment of the campus is 638 students.

III. Existing Site

The school campus is bounded by Howard Street to the north, Garfield Avenue to the west, Los Robles Avenue to the east, and multi-family uses to the south. The existing school campus is approximately 6.9 acres in size. The campus contains classrooms, a multi-purpose room, a library, and administration offices in nine school buildings (see attached Table 1). Surrounding land use is residential in nature with single-family residential to the north and east, and multi-family to the west and south. In addition a total of 106 parking spaces are provided in the parking lot at the southeast corner of Howard Street and Garfield Avenue and two parking lots on Los Robles Avenue. Currently, the school has approximately 97,792-square feet of outdoor playing area for its students.

IV. Scope of Development

The school proposes to develop the MDP, to be implemented in two phases, beginning in 2009 and continuing for fifteen years, as funding becomes available.

Phase 1

- Construction of a new, single-story 8,323-square foot Junior High building with a related open space area. An existing storage shed presently on this site will be removed;
- Expansion and remodel of the parking lot along North Los Robles Avenue;
- Remodel of the existing Administration building with a two-story addition of 410 square feet;
- Relocation of the existing Maintenance and Operations facility;
- Identification of required student and staff refuge area, required play area, setbacks, density and heights of the overall plan when completed;
- Update all parking to current standards;
- Add bicycle parking within the campus by adding bike racks, which will accommodate up to 80 bicycles;
- Create a master landscape plan and program including the updating of the 1998 tree survey;
- Creation and implementation of the Contemporary Craftsmen theme in all new and remodeled buildings and landscape design; and
- General Plan Amendment and Zone Change for the recently acquired property at 1472 N. Garfield Avenue, to incorporate this parcel into the Master Plan boundary area

Phase 2

- Construction of a second floor addition of 11,800-square feet to the Elementary Classroom building;
- Construction of a new 2-story, 8,200-square foot addition to the Elementary Classroom building to provide seven new classrooms;
- Construction of an 8,260-square foot second-floor addition to the existing Auditorium/Multi-Purpose building;
- Provide a new covered lunch area for students near the elementary classrooms; and
- An increase of 50 students for a maximum enrollment of 688 students.

Overall

During the course of construction of each phase, Pasadena Christian School will upgrade fire life safety systems; fire sprinklers systems, air conditioning systems, electrical, and plumbing systems of existing buildings affected during each phase of construction.

V. FIRE LIFE SAFETY

A comprehensive fire/life safety and fire sprinkler program will be phased in over the life of both phases 1 and 2. Student and staff safety and welfare are top priority for the school. Over the course of the campus upgrade Pasadena Christian School intends to upgrade all of its' old and new facilities to state of the art fire safety systems.

VI. TRAFFIC AND PARKING

During the Pre-application process the Pasadena Department of Transportation (DOT) required that a traffic study be completed by a city approved traffic engineer. On March 24, 2008 Crain and Associates submitted a traffic study to the department of transportation. Subsequently, on March 27, 2008, the DOT approved the report with conditions. PCS has responded to the conditional approval by commencing with the creation of a traffic demand management report.

Currently, there are three surface parking lots on the school campus with a total of approximately 102 spaces: 1) Garfield Avenue/Howard Street, approximately 65 parking spaces; 2) Pre-school on N. Los Robles Avenue, 17 spaces; and 3) N. Los Robles Avenue Campus Main Entrance Lot, 20 spaces. With the approval of the Master Development Plan Amendment, the campus will have a minimum of 117 spaces.

VII. ZONING/GENERAL PLAN DESIGNATION

The existing campus for the Pasadena Christian School and pre-school is zoned PS and has a general Plan designation of Institutional. The parcel located 1472 N. Garfield Avenue, which is proposed for the Maintenance and Operations facility, are zoned RM-16 (Multi-family Residential, 16 units/acre). In order to conform to the remainder of the campus 1472 N. Garfield Avenue should be re-zoned to PS (Public and Semi-Public).

VIII. TREE PROTECTION

The Tree Protection Ordinance requires that the tree canopy of the project site be maintained or enhanced after full implementation of the Master Development Plan. The project site contains 152 trees; of these seven trees shown on the table below, two of which are shown in bold and italic are protected specimen trees that would be removed through development of the Junior High building, which will occur in Phase 1 development. No trees are proposed to be removed for Phase 2. When trees are removed, compliance with the City's Tree Protection Ordinance requires submission of a Landscape Plan to demonstrate creation of tree canopy coverage of equal to or greater than the protected tree being removed. Potentially impacted trees for Phase 1 are noted below:

Trees Impacted by the Proposed Project							
#	Genus & Species	Common Name	Diameter	Remain	Move	Replace	Remove
105	Pittosporum undulatum	Victorian Box	11"				X
106	<i>Pittosporum undulatum</i>	<i>Victorian Box</i>	<i>6"/7"/8"</i>				X
107	<i>Pittosporum undulatum</i>	<i>Victorian Box</i>	<i>3½"/4"/6"</i>				X
108	Juglans californica	California Black Walnut	4"				X
109	Market juice orange	Citrus – Valencia Orange	10½"				X
110	Grapefruit	Citrus – Marsh Grapefruit	3½"/6½"				X
112	Cupaniopsis anarcardioides	Carrot Wood	6"/7"				X

IX. GREEN BUILDING PRACTICES ORDINANCE.

Pasadena Christian is pleased to comply with any Green Building practices dictated within Pasadena Municipal Code 14.90 Green Building Practice Ordinance. Over the course of implementing the master plan, it is the intention of PCS to not only comply with PMC 14.90 but to self govern its' decision making to insure that all old, new and remodeled facilities are upgraded with the best materials and systems available to conserve the energy and resources of the our community.

In addition, PCS has retained the services of a landscape designer knowledgeable in the area of water conserving irrigation and plant selection in an effort to decrease water usage. During the implementation of the master plan every landscape area within the school will be addressed and modernized utilizing water conserving plants, ground cover and irrigation materials.

X. HISTORIC PRESERVATION

Pasadena Christian School recognizes that among the buildings within the campus that several buildings do have significant historic significance. In accordance with the beliefs and standards of the Community of Pasadena, PCS believes in the importance of maintaining these structures. During the course of the two phases it is the intention of PCS to not demolish any buildings of any historical significance.

All buildings will remain on campus and maintained to the best of PCS's ability. PCS, its' administration and consultants will work hand in hand with the Design and Historic Preservation staff of the City of Pasadena to insure that any building with historic significance is properly addressed in compliance with the local codes and ordinances.

XI. PUBLIC WORKS

During the pre-application process, the City of Pasadena Department of Public Works addressed its' concerns by creating a list of conditions within the MDP process. In light of the fact that the school does intend to increase the student population and add 7 additional classrooms, PCS acknowledges that there it is responsible for its pro-rata share of infrastructure improvements as the facility and school population size increases.

Although Phase 1 of the master plan includes the construction of 8 new classrooms (net 6) two-student bathrooms and 2 staff bathrooms, the improvements will not add any student body or staff. Instead the new classroom building will facilitate a current need the school has to accommodate its' existing student body.

During the course of the implementation of Phase 2, additional classrooms will be added to the campus providing facilities for additional students. As discussed in Section XI of this submittal, PCS will make the necessary improvement and/or financial payments required by the Department of Public Works.

XII. SUMMARY

The proposed Pasadena Christian School Master Development Plan is important to cement the school's place within the Community of the City of Pasadena. It is as well imperative that the school update its' facility and infrastructure in order to keep in step with current technology and contemporary school design and physical plant. The proposed MDP will validate Pasadena

Christians School's commitment to education as well as its' contribution to the residents of the city and surrounding communities.

Table 1

Building	Use	Number of Stories	Existing Sq. Ft.	Phase 1 (Sq. Ft.)	Phase 2 (Sq. Ft.)
(1) A	Day Care Facility (1545 N. Los Robles Ave.)	2	3,130		
(2) B	1533 N. Los Robles Ave.	2	2,164		
(8) C	Jr. High Administration Bldg.	2	9,472	410	
(3) D	Proposed New Junior High Bldg.	1		8,323	
(14) E	Elementary Classroom Bldg.	2	10,026		
(15) F	Elementary Classroom Bldg.	1	10,869		
(15) F	Proposed second-story addition to Elementary Classroom Building				11,800
(15) F	Proposed 2-story addition to Elementary Classroom Bldg.				8,200
(18) G	1464 N. Garfield Ave.		1,243		
(20) HA	Multi-Purpose Bldg.	2	12,925		
(20) HB	Proposed second-story addition to Multi-Purpose Bldg.				3,060
(20) HC	Proposed second-story Classroom Bldg.				5,200
(21) I	Kindergarten and 1st Grade Classrooms	1	5,953		
(12) J	1487 N. Los Robles Ave.	2	2,944		
(27) L	Proposed New Locker Area				460
(13) N	Pre-School Facility	1	9,802		
(23) O	1472 N. Garfield Ave.	1	1,903		
(11) P	Storage Shed	1	330		
(26) Q	Locker Area	1	2,165		
(5) S	Library/Science	1	6,660		
Total			79,586	8,733	28,720