

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE GENERAL PLAN AND APPROVING AND AMENDMENT TO THE MASTER DEVELOPMENT PLAN OF THE PASADENA CHRISTIAN SCHOOL

WHEREAS, the Land Use Element of the Comprehensive General Plan established the City's goals, objectives and policies with respect to the development of its land resources; and

WHEREAS, the Land Use Diagram of the Comprehensive General Plan designates land within the City for certain types of development consistent with its land use policies; and

WHEREAS, there is need to keep the Land Use Element of the Comprehensive General Plan current with respect to changing economic conditions and future development potential; and

WHEREAS, at a duly noticed public hearing before the Planning Commission on March 11, 2009, the Planning Commission considered, and recommended, adoption of: (1) the Initial Study and Mitigated negative Declaration for the following actions; (2) the General Plan Land Use designation amendment to re-designate the subject at 1472 North Garfield Avenue (Assessor Parcel Number: 5838-013-014) to Institutional and to amend the subject parcel zoning to PS (Public and Semi-Public) to maintain consistency with the Land Use Element of the Comprehensive General Plan; and (3) the proposed Master Development Plan Amendment for the Pasadena Christian School; and

WHEREAS, the General Plan Land Use designation of the subject property at 1472 North Garfield Avenue, which is the subject of this amendment, is Medium Density Residential (0-16 dwelling units per acre) and the existing zoning is RM-16 (Multi-Family Residential, 16 dwelling units per acre); and

WHEREAS, the proposed net additions to the School facilities will total approximately 37,123 square feet and will be constructed within the boundaries of the approved Master Development Plan; and

WHEREAS, at a duly noticed public hearing before the City Council on March 23, 2009, the City Council considered: (1) the Initial Study and Mitigated Negative Declaration for the following actions; (2) the General Plan Land Use designation amendment to re-designate the subject parcel at 1472 North Garfield Avenue to Institutional and to amend the subject parcel zoning to PS (Public and Semi-Public) to maintain consistency with the Land Use Element of the

Comprehensive General Plan; and (3) the proposed Master Development Plan Amendment for the Pasadena Christian School.

NOW, THEREFORE, BE IT RESOLVED that the Initial Study and the Mitigated Negative Declaration prepared for this amendment was reviewed and considered, and 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.

BE IT FURTHER RESOLVED that, with regard to the General Plan amendment and Zoning Map amendment, the City Council does hereby find and determine as follows:

1. ***The proposed amendment is in conformance with the goals, policies and objectives of the General Plan.*** The proposed zone change and General Plan amendment are consistent with the City adopted General Plan Objective 13 which states that the City should provide adequate support for businesses and institutions that serve the needs of the City's diverse residents and families, including schools.
2. ***The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed zone change and General Plan amendment would enable Pasadena Christian School to bring into consistency the entire ownership of its site into one zoning district and will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. ***The site is physically suitable for the requested land use/development.*** The parcel is approximately 8,910 square feet in size and is occupied by a 1,903 square foot house. Retaining and reuse of this structure for school use will continue to be compatible with the adjacent land residential uses in the surrounding area.

BE IT FURTHER RESOLVED that, with regard to the Master Development Plan amendment, the City Council does hereby find and determine:

1. ***The proposed use is allowed within the applicable zoning district, and complies with all applicable provisions of the Zoning Code.*** The proposed master plan is for school use, which is allowed within the PS (Public and Semi-Public) zoning designation of the campus. The proposed demolition of a storage shed at 396 E. Howard Street and full removal of a porte-cochère at 1533 North Los Robles Avenue and construction of replacement buildings for school use are consistent with the institutional use of the master plan site.
2. ***The location of the proposed use complies with the special purposes of the Zoning Code and the purposes of the applicable zoning district.*** The school is a land use which supports the needs of Pasadena's families. It will provide educational opportunities consistent with

Policy 13.4 of the General Plan promoting public and private schools, and supporting quality education for all students. The request to incorporate and adjacent parcel zoned for multi-family use (RM-16) and use it for school purposes is consistent with the current zoning designation of the subject parcel because school use is conditionally permitted in a Multi-Family Residential (RM-16) district as well as in the Public and Semi-Public (PS) zoning district.

3. ***The proposed use is in conformance with the goals, policies and objectives of the General Plan.*** The proposed master plan amendment includes incorporating an adjacent residentially-zoned parcel into the campus, and a request for a zone change from RM-16 (Multi-Family Residential, 16 units per acre) to PS (Public and Semi-Public) and an amendment to the General land use designation from Medium Density Residential (0-16 dwelling units per acre) to Institutional. The purpose of this proposal is to attain consistency of zoning and land use designation for the entire master plan area (school campus). The other proposed components of the master plan will further certain goals, policies and objectives of the General Plan. The expansion and remodeling of Pasadena Christian School, a private academic use, supports the needs of Pasadena's diverse residents and families for educational opportunities; thus it is consistent with Objective 13 and Policy 13.4 of the General Plan of promoting quality education for all students. Approval of the proposed master development plan furthers the General Plan's Objective 24 and Policy 24.1, which states the City's support for long-term growth opportunities and expansion opportunities of an institution.
4. ***The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use.*** The components of the proposed Master Plan will result in the construction in a new Junior High building, additions to the Elementary Classroom and Multi-Purpose buildings, remodel and reconfiguration of a nonconforming parking lot that will improve ingress and egress for staff and visitors of the school. The proposed Master Plan will minimize impacts to the neighborhood and enhance safety with respect to campus access and security. The heights of the new Junior High building and the second-story additions will be lower than the allowable permitted height in single-family residential districts. The setbacks will also be greater than the minimum allowed in single-family districts. Therefore, the heights and setbacks of the new building and second-story additions would not impact the residential character of the surrounding neighborhood. The expansion plans for Pasadena Christian School are designed to be complimentary to the residential neighborhood and keeping balance with the surrounding area. The components of the proposed master plan amendment, including the construction of a new Junior High building will be built in accordance with specific development standards in terms of building height, setbacks, and design (e.g., no exterior stairs, window placement, window type, etc.) that are tailored to address the specific needs of adjacent residential properties, and will be maintained and used by the school in accordance

with conditions of approval that will be imposed by the Master Development Plan Amendment.

5. ***The use 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 proposed new buildings in the campus as well as the retention of the existing single-family house on the additional parcel (at 1472 N. Garfield Avenue) will be maintained and operated in accordance with the conditions of approval, to ensure that the school use of this house would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

6. ***The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*** All proposed new construction in the campus, including the new Junior High building will be built in accordance with development standards specified in the conditions of approval of the master plan (such as height limit of 18 feet and 15-foot side setback) which are tailored to address the specific issues and concerns of the adjacent residential developments pertaining to noise privacy and view protection. The height limits as proposed in the Master Plan are lower than the allowable permitted height in the single-family residential. The character of the surrounding neighborhood has been carefully considered in developing the scale, aesthetic and character of the Junior High building and additions, and open spaces on the campus. The master development plan 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.

BE IT FURTHER RESOLVED that the City Council:

- 1) Change the Land Use designation from Medium Density Residential (0-16 dwelling units per acre) to Institutional for the parcel located 1472 North Garfield Avenue as shown on Exhibit A attached hereto and incorporated herein by reference; and

- 2) Approve the “Pasadena Christian School Master Development Plan Amendment (2008-06-MDPA)” as shown on Exhibit B attached hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council
on the _____ day of _____, 2009 by the following vote:

AYES:

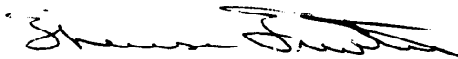
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC
CITY CLERK

APPROVED AS TO FORM



THERESA E. FUENTES
ASSISTANT CITY ATTORNEY