

# Agenda Report

September 24, 2012

**TO:** Honorable Mayor and City Council  
**FROM:** Planning & Community Development Department  
**SUBJECT: PREDEVELOPMENT PLAN REVIEW OF THE LA SALLE HIGH SCHOOL MASTER DEVELOPMENT PLAN**

## RECOMMENDATION:

This report is intended to provide information to the City Council, no action is required.

## BACKGROUND:

La Salle High School has submitted a Predevelopment Plan Review (PPR) application to construct new facilities for its campus at 3880 East Sierra Madre Boulevard. The PPR process was established to achieve better projects through early consultation between City staff and applicants, identify issues that may arise during application processing such as community concerns, achieve consistency with City regulations and policies, and to avoid significant investment in the design of a project without preliminary direction from City staff. Importantly, the PPR process also serves to inform the City Council and the public of development projects that are of community-wide significance.

## PROJECT SUMMARY:

The project is a Master Development Plan for La Salle High School's 10-acre campus at the southwest corner of Sierra Madre Boulevard and Michillinda Avenue. No increase in the current enrollment cap of 780 students is planned.

The Master Plan envisions four phases over ten years:

Phase 1 - Removal of baseball field. Construction of a new aquatic complex, athletic building (8,750 square feet), practice gymnasium (12,750 square feet), and parking lot with 63 parking spaces.

Phase 2 - New theatre and performing arts complex (56,250 square feet.)

Phase 3 - Classroom and administrative office addition to the main classroom building (9,500 square feet.)

Phase 4 - New field house on north side of sports field (7,500 square feet.)

The site plans for Phases 1 - 4 and renderings for Phases 1 and 4 are in Attachment A.

## DISCRETIONARY ENTITLEMENTS

### Master Development Plan

The discretionary entitlement required is a Master Development Plan. The purpose of a Master Development Plan as established in the Pasadena Municipal Code Section 17.61.050 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 orderly and thorough City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development." The City Council is the decision making body for the Master Plan, but the Design and Planning Commissions will first review the project and make a recommendation.

### Design Review

Design Review will be required for all the new buildings. The design of the project will be evaluated against the Citywide Design Principles & Criteria in the Land Use Element of the General Plan.

## ANALYSIS

In February, 2012 staff conducted a preliminary informational meeting regarding the proposed project with the applicant and other City departments, including Transportation, Fire, and Public Works. Review and comments on the proposal identified the following issues:

### Environmental

In accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Environmental Study will be prepared to evaluate potential impacts to the surrounding area. Some typical areas to be studied are aesthetics, air quality, noise, and traffic. The Initial Study will help determine if there are other issues that need to be analyzed and whether an Environmental Impact Report will be required. If an EIR is not necessary, a Negative Declaration or Mitigated Negative Declaration will be required.

### General Plan

The General Plan designation for the project site is Institutional. This category is used to designate public land uses, including schools, colleges, libraries, fire stations, police stations, convention centers, museums, governmental offices, utility stations, and hospitals. Through the Master Development Plan process, staff will work with the applicant to ensure the project is consistent with the uses, height and density envisioned for this area as outlined by the City's General Plan. The following Land Use Policy and Objectives of the General Plan may be applicable to the project:

- *Land Use Policy 13.4 – Education: Promote public and private schools, support quality education for all students.*
- *Land Use Objective 24 – Existing Institutions: Provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment, and educational institutions in balance with their surroundings.*
- *Land Use Policy 24.4 – Support Planning: Support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.*

#### Zoning Code

The property is zoned PS (Public and Semi-public). In the PS zoning district, private school uses are a conditionally permitted use. In the PS Zoning District, development standards are established through a Conditional Use Permit or Master Plan process. The Master Plan for La Salle High School will ensure that the development standards are compatible with existing development in the vicinity.

#### Transportation/Traffic

Because the enrollment at the school is not changing, staff has preliminarily determined that a traffic study will not be required.

Design and Historic Preservation: One building is proposed for demolition – the 3,875 square foot “Locker” building, built in 1990. Because the property is not in a designated landmark or located in an historic district, and because this building is not designated as an historic resource and is not eligible for such designation, review of a Master Plan by the Historic Preservation Commission is not required and a Certificate of Appropriateness is not required to demolish the existing building.

As stated above, the project is subject to the design review process. The first step is the Preliminary Consultation which is intended to provide the applicant input on their design concept. The design of the project will be evaluated against the Citywide Design Principles & Criteria in the Land Use Element of the General Plan.

Summary of Issues: The proposed new facilities are intended to improve the campus over the next 10 years with no increase in the enrollment cap. The Master Plan will be carefully prepared to balance the needs of La Salle High School for campus improvement with the protection of the neighboring single family homes immediately south and adjacent to the campus. Staff will carefully review building heights, massing, outdoor lighting, setbacks, and landscaping and develop conditions of approval to minimize the impacts to the adjacent neighbors.

#### NEXT STEPS

This project will require a legislative approval involving public hearings before the Planning Commission and City Council. In addition, an initial environmental study will be

prepared consistent with the requirements of the CEQA. The following list identifies next steps in the review process:

- Preliminary Consultation with Design Commission
- Preparation of Initial Study
- Neighborhood meeting
- Design Commission Advisory review of Master Plan
- Planning Commission Public Hearing on Master Plan
- City Council Public Hearing
- Design Commission reviews final plans

**FISCAL IMPACT:**

The fee for the Master Plan, including preparation of an initial environmental study, is \$25,868.45. This fee covers the cost of preparing the Master Plan. The project will generate plan check and permit fees. The exact amount of these fees will be determined during the plan check process.

Respectfully submitted,



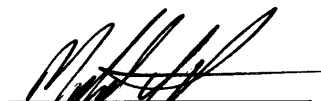
VINCENT P. BERTONI, AICP  
Director of Planning & Community  
Development Department

Prepared by:



Laura F. Dahl  
Senior Planner

Approved by:

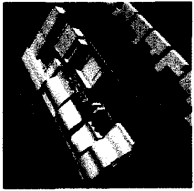


MICHAEL J. BECK  
City Manager

Attachment:

Attachment A – Site Plans – Phases 1, 2, 3 & 4 and Renderings – Phases 1 & 4





**PARALLAX CONSULTANTS**

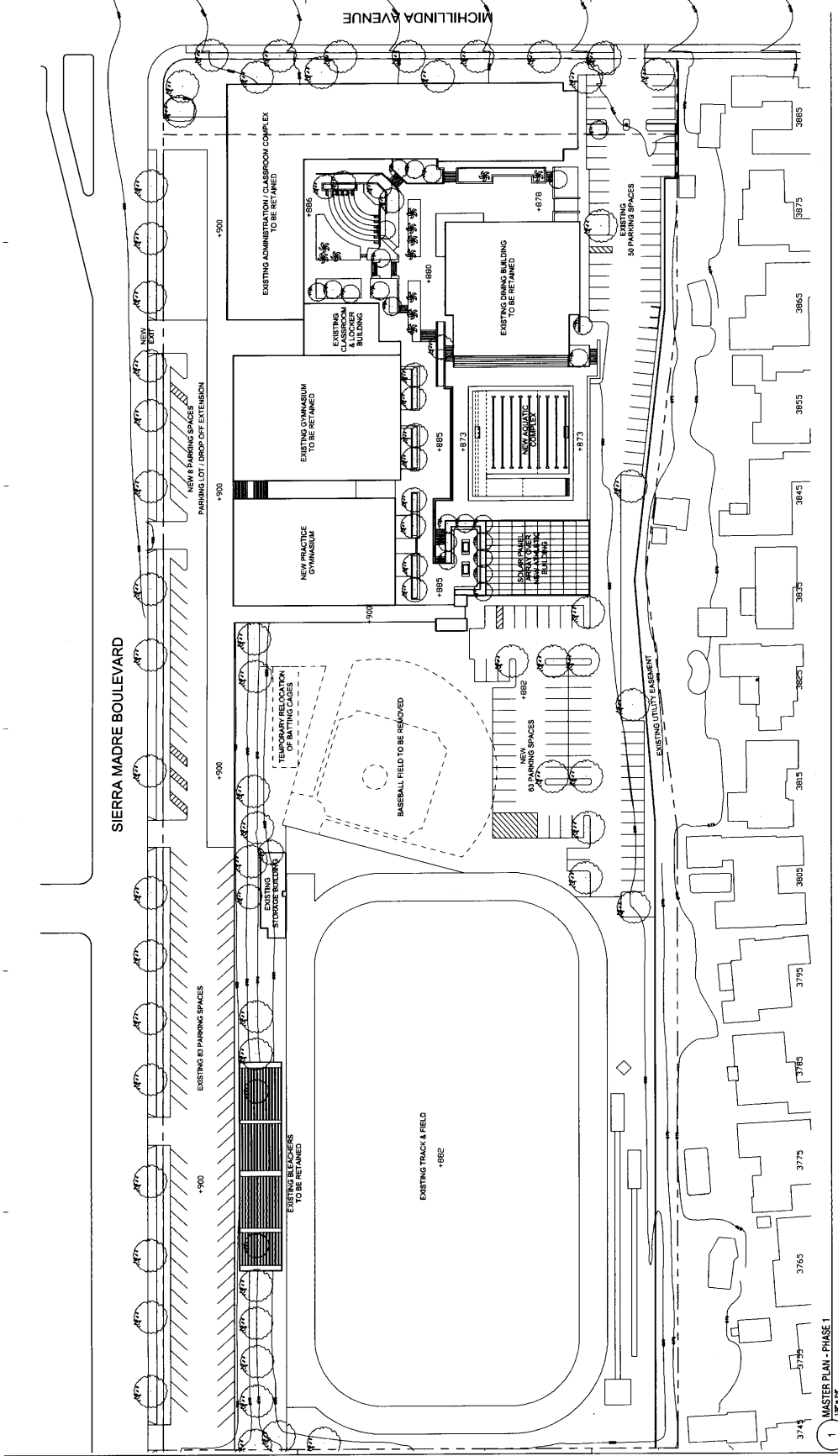
135 WEST CENTER ST.  
SUITE 200  
PASADENA, CA 91105  
TEL: 818 798 1232  
F: 818 798 1234

**LA SALLE HIGH SCHOOL  
MASTER PLAN**

DATE: 08/15/2011  
PROJECT: LA SALLE HIGH SCHOOL MASTER PLAN  
SHEET: 01 OF 02

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DATE: 08/15/2011  
PROJECT: LA SALLE HIGH SCHOOL MASTER PLAN  
SHEET: 01 OF 02



1 MASTER PLAN - PHASE 1  
1/8" = 1'-0"

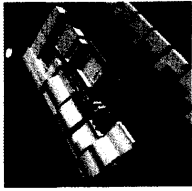
DATE: 08/15/2011  
PROJECT: LA SALLE HIGH SCHOOL MASTER PLAN  
SHEET: 01 OF 02

**SITE PLAN - PHASE 1**

DATE: 08/15/2011  
PROJECT: LA SALLE HIGH SCHOOL MASTER PLAN  
SHEET: 01 OF 02

**A1.1**

1/8" = 1'-0" (Scale for 20' x 30' sheets)



**LA SALLE HIGH SCHOOL**  
**MASTER PLAN**  
 133 WEST GLENN ST.  
 SUITE 200  
 PASADENA, CA 91105  
 714 798 8888  
 714 798 1028

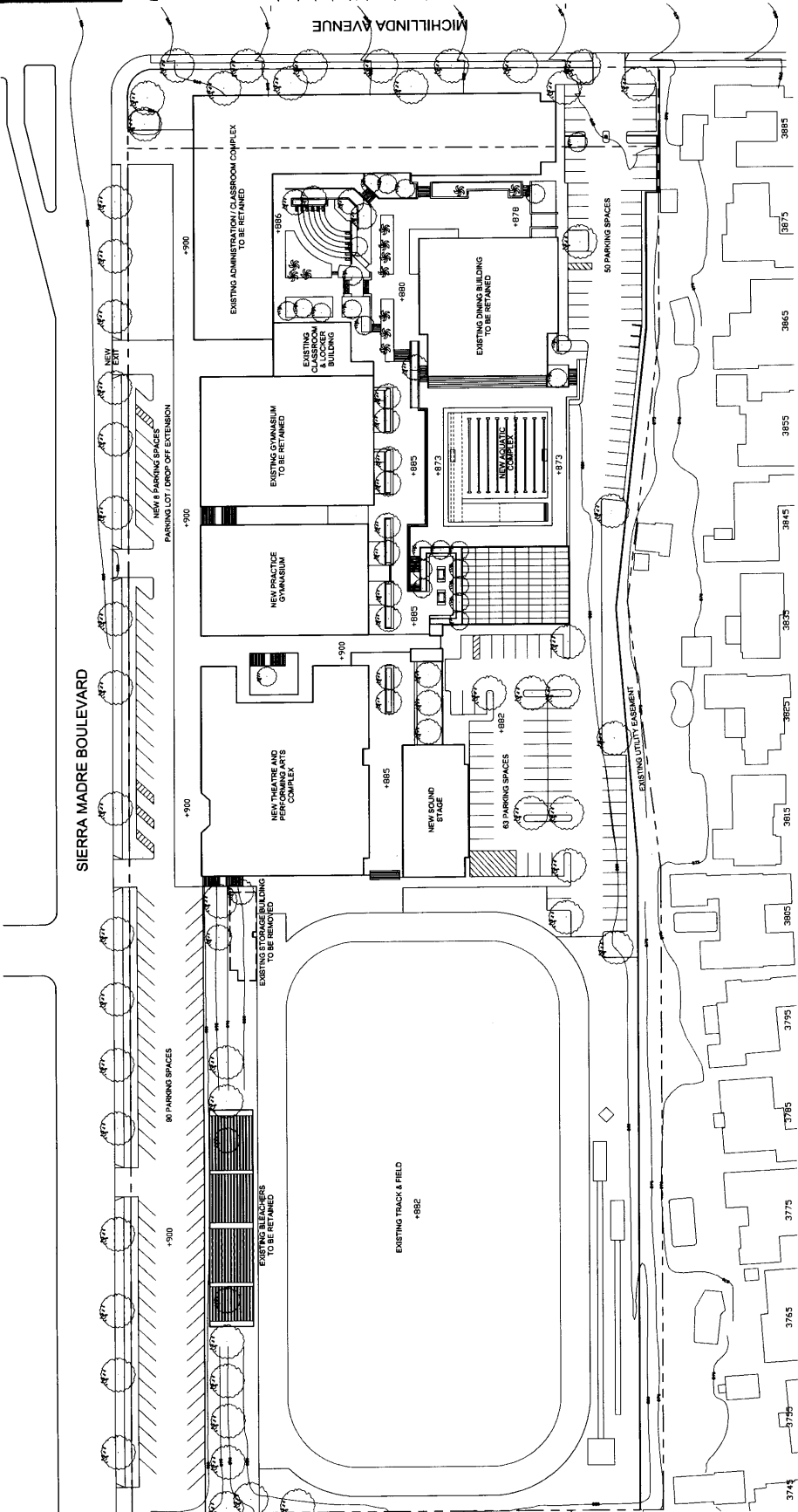
**LA SALLE HIGH SCHOOL**  
**MASTER PLAN**

DATE: 08/14/2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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**SIERRA MADRE BOULEVARD**

**MICHELLINDA AVENUE**



**1 MASTER PLAN - PHASE 2**

DATE: 08/14/2017		1:10,000 11/13/2017 08/22/2017	<b>A1.2</b>
<b>SITE PLAN - PHASE 2</b>			

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**PARALLEL P. ORDALE**

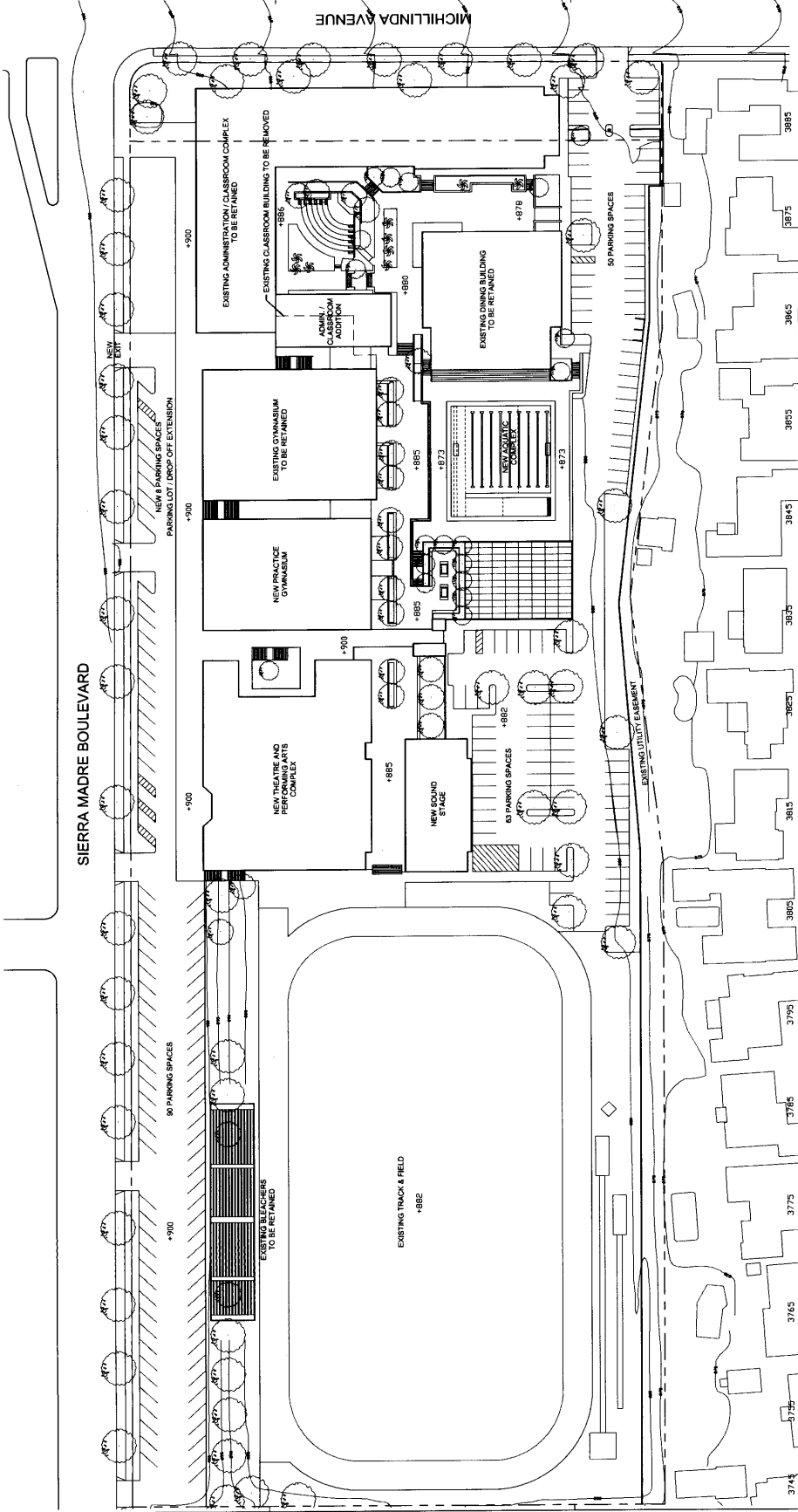
135 WEST BAKER ST.  
SUITE 200  
PASADENA, CA 91105  
1 800 888 1424  
7 612 331 8211

### LA SALLE HIGH SCHOOL MASTER PLAN

SHEET: SIERRA MADRE BOULEVARD - PASADENA, CA 91107

DESIGNED BY: [Faint text]  
DRAWN BY: [Faint text]  
CHECKED BY: [Faint text]  
DATE: [Faint text]

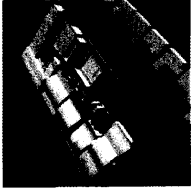
DATE: 05-18-07
PROJECT: LA SALLE HIGH SCHOOL
PHASE: PHASE 3
SCALE: 1/8" = 1'-0"
DRAWN BY: [Faint text]
CHECKED BY: [Faint text]
DATE: 05-18-07
SCALE: A1.3



1 MASTER PLAN - PHASE 3  
1/8" = 1'-0"

THIS PLAN IS SUBJECT TO THE CITY OF PASADENA'S ZONING REGULATIONS.



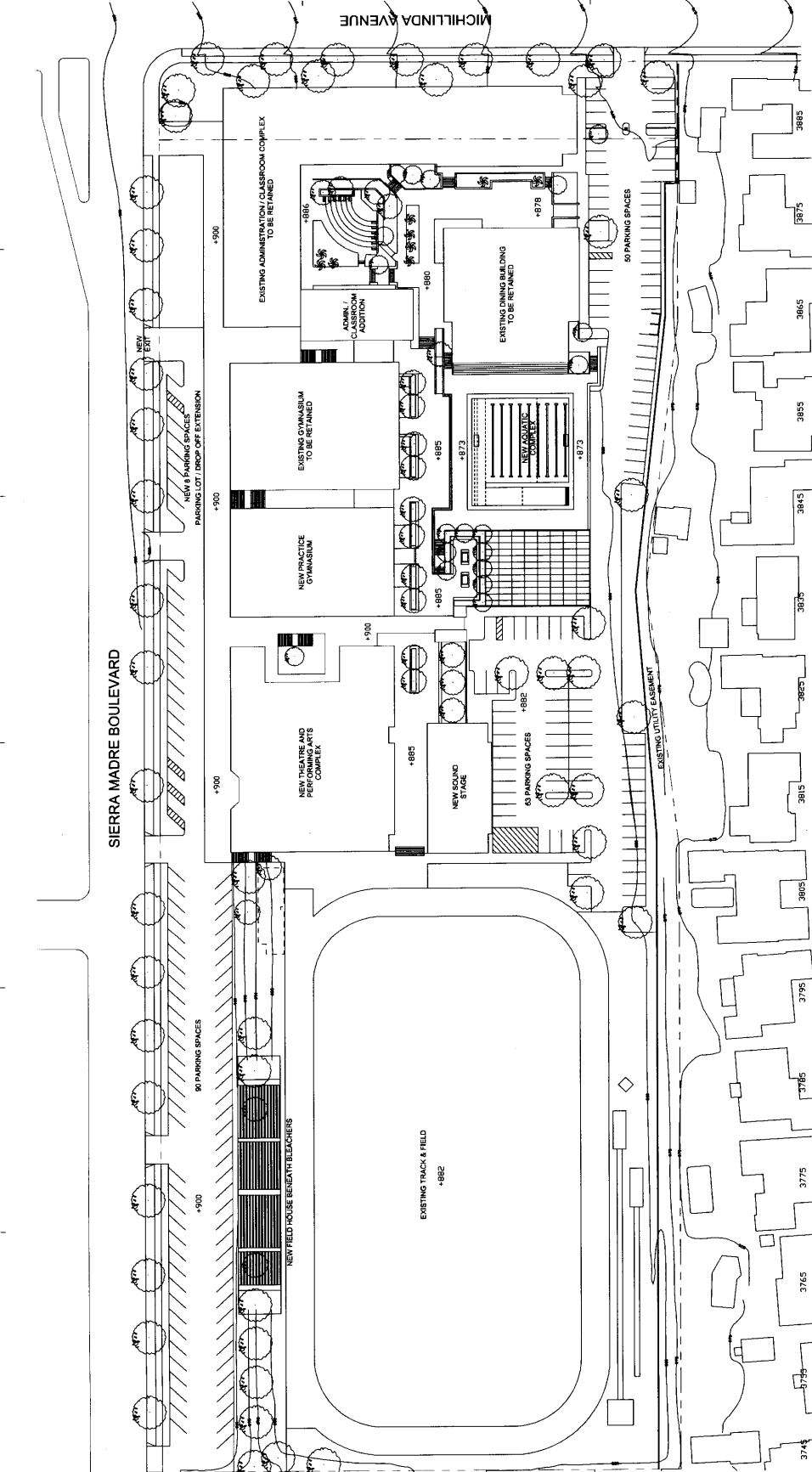


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**LA SALLE HIGH SCHOOL  
 MASTER PLAN**

SIMPLE, BEYOND MARCH 2000, PALMDALE, CA 91367

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1 MASTER PLAN - PHASE 4  
 1/18/00

DATE: 01/18/00		PROJECT: LA SALLE HIGH SCHOOL SHEET: 1/18/00	DATE: 01/18/00
SITE PLAN - PHASE 4			
SCALE: AS SHOWN			A1.4

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**LA SALLE HIGH SCHOOL  
 MASTER PLAN**

PROJECT NUMBER	PARSONS BRINCKERHOFF
SHEET NUMBER	MASTER PLAN
DATE	
SCALE	
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**PHASE 1**  
 RENDERING



DATE  
 11/20/2012  
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**A3.1**



**1 MASTER PLAN - PHASE 1**

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**panzariello**

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**LA SALLE HIGH SCHOOL  
MASTER PLAN**

PROJECT NUMBER PASADENA CA 1507

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Table with 2 columns: Description, Date/Status

PROJECT NO.  
DATE  
BY  
SCALE

PHASE 4  
RENDERING

A3.2



1 MASTER PLAN - PHASE 1

1/2018

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