

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
APPROVING A MASTER PLAN FOR VILLA ESPERANZA**

**WHEREAS**, the proposed Master Plan for Villa Esperanza (VE), located at 2116 Villa Street in Pasadena, provides for a 15-year, three-phased Master Plan with conditions, and would allow the demolition of 12 structures and construction of three new structures, resulting in a net increase of 12,212 square feet of development, for a total of 46,073 square feet on the site, and would include an increase in the enrollment capacity from 85 to 120 students; and

**WHEREAS**, the Master Plan was considered at a public hearing before the Planning Commission on August 13, 2014, wherein the Planning Commission recommended that the City Council adopt and approve: (1) the Initial Study and Mitigated Negative Declaration; (2) the General Plan Land Use designation amendment to re-designate the Villa Esperanza Master Plan site at 2116 East Villa Street to Institutional; (3) a Zoning Map Amendment to amend the subject parcels to Public, Semi-Public to maintain consistency with the Land Use Element of the Comprehensive General Plan, (4) a Master Plan for Villa Esperanza; and (5) a Private Tree Removal Permit for the removal of eight protected trees; and

**WHEREAS**, as conditioned, the Master Plan is consistent with the General Plan Land Use designation and Zoning Ordinance; and

**WHEREAS**, on September 29, 2014, at a duly noticed public hearing, the City council adopted the Mitigated Negative Declaration for the Master Plan; and

**WHEREAS**, as required by the Zoning Code prior to approval of the Master Plan, the City Council hereby finds and determines that:

- 1. The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code.**

The proposed "School - Public and private" is a use that is allowed in the CL and RM-16 zoning districts with the approval of a Conditional Use Permit. In addition, a Zoning Map Amendment is being processed concurrently with the proposed Master Plan to change the zoning designation of the entire project site to PS, for which a public or private school use is also an allowed use. The proposed project will comply with the applicable provisions of the Zoning Code in that development standards for PS zoned parcels are established through a Master Plan. The proposed Master Plan includes a defined set of development standards for setbacks, height, and minimum parking requirements, as well as permitted uses and gross floor area. The project will also meet the requirements for grammar schools contained in Section 17.50.270 of the Zoning Code. This section includes requirements for play area, classroom area, and distances from residential areas. Additionally, the school will meet the requirement for the number of parking and loading spaces.

**2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.**

Section 17.10.010 contains the eight purposes of the Zoning Code. With the inclusion of the Zoning Map Amendment, the proposed Master Plan will be consistent with the purposes of the PS zoning district, which is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts. The PS zoning district is consistent with and implements the institutional land use designation of the General Plan and can be applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. The proposed Master Plan site is approximately 1.87 acres in size, and including alleys, streets, and other rights-of-way is 2.47 acres.

The proposed Master Plan will be consistent with these purposes because it will ensure compatibility of VE with the surrounding residential and neighborhood commercial districts by including conditions of approval that would limit after-hour activities, night-lighting, noise, minimum off-street parking spaces for staff and guests, and landscaping to provide additional buffering. The Master Plan would also improve the physical environment that contributes to and enhances the quality of life by having a central garden courtyard and a landscaped front yard they contribute to the residential character of the street. One of the purposes of the residential districts is to provide appropriate sites for public and semi-public land uses needed to complement through design.

**3. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.**

The Master Plan is not located within a specific plan area. The Master Plan is supported by the General Plan objective to promote Pasadena as a healthy family community. The General Plan states, “The City of Pasadena is committed to a policy that promotes the quality of life for our children, youth, and families.” Pursuant to the General Plan Land Use Element, Objective 13 (Adequate Services) is intended to provide adequate support for businesses and institutions that serve the needs of Pasadena’s residents and families. In accomplishing this objective, the General Plan recognizes that institutions that serve the needs of the diverse residents and families, such as schools that provide quality education for all students should be supported. The General Plan expands in Objective 23 (Existing Institutions) those long-term growth opportunities for existing institutions to grow in balance with their surroundings.

While the land use objectives address issues related to the proposed development of the VE campus, the Mobility Element objectives provide support for the drop-off and pick-up location. Under these objectives, the Mobility Element promotes the reduction of traffic on residential streets. The drop-off and pick-up location will remain along Villa Street, a street that fronts parcels that are zoned Neighborhood Commercial along this stretch of Villa Street.

**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.**

VE is proposing to demolish all existing structures on the Master Plan site, with the exception of a single-family residence that is currently used, and will be continued to be used as a residential care facility for six adults. The single-family residence will provide a buffer between the institutional use of the Master Plan site and existing single-family residences to the south. Enrollment is proposed to increase from 85 students to 120 students; however, no increase in staff is proposed. The Master Plan includes a new 82-space, two-level parking garage to accommodate the same amount of staff (there are no student drivers), freeing any street parking spaces there were previously occupied by staff members. Numerous conditions will be imposed that will mitigate any potential impacts of the project and ensure that the school will continue to be compatible with the area, including limits on after-hour events, night-lighting, noise, number of students, staff and minimum off-site parking requirements. As conditioned, the proposed Master Plan will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood.

**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.**

VE has been in operation in the neighborhood for over 53 years and has demonstrated that it is compatible as a use with this neighborhood. The proposed project includes demolishing all structures with the exception of a single-family residence, and construction of two new classroom structures and an administrative building with two levels of parking. The proposed project includes an increase in enrollment capacity from 85 students to 120 students; however, staff members will remain at 128. There are no student drivers; therefore, the new parking garage will be for staff members and guest parking. In addition, conditions of approval will be included to further ensure the continual compatibility of the use in the neighborhood, including restrictions on after-hour events, night-lighting, noise, number of students, staff, and minimum off-site parking requirements. As described and conditioned, the proposed use will not be detrimental or injurious to property and improvements in the neighborhood or 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.**

The design of the project site and structures will be reviewed by the Design Commission as part of the Master Plan process. The location of the proposed use is limited to the nine parcels that are under the ownership of VE and included in the Master Plan. As a condition of approval, the property owner is required to record a covenant holding all nine properties as one. The size of the Master Plan area is 2.47

acres, including alleys, streets and other rights-of-way, which is in excess of the two-acre minimum requirement for parcels in the PS zoning district. The proposed Master Plan allows for the City and members of the public to evaluate the proposed uses that are anticipated to occur on the VE campus for the next 15 years, resulting in orderly and thorough review of expansion plans to ensure compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale and view protection.

**WHEREAS**, as required prior to approval of a tree removal permit, the City Council hereby finds and determines that:

**The Villa Esperanza Services Master Plan, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines.**

The project proposes the removal of eight protected trees to accommodate two new classroom structures, administrative building with a parking garage, and outdoor courtyard and play area for the students in the center of the two new classroom structures. Due to the size constraints of the project site, the need for new buildings to accommodate for the growth and development of the school for the next 15 years and the required outdoor play area for students, eight existing protected trees must be removed. The applicant has submitted a preliminary landscaping plan to show the general location of replacement trees and new landscaping on the project site. The

preliminary landscaping plan emphasizes a tree canopy that is sustainable over the long term. A condition of approval will be included requiring the applicant to submit a final landscaping plan, demonstrating adherence to the replacement matrix adopted by resolution the City Council and included in the associated administrative guidelines.

The proposed replacement matrix is as follows:

Tree #	Tree Name (Common Name)	Protection Type	Diameter at Breast Height or Height (for Palm trees)	#	Size
2	Cajeput	Specimen	19 inches DBH	4	36 inch box
11	Shamel Ash	Mature	44 inches DBH	6	24 inch box
12	Avocado	Mature	20 inches DBH	4	24 inch box
14	King Palm	Specimen	11 feet brown trunk	2	24 inch box
16	King Palm	Specimen	16 feet brown trunk	4	24 inch box
19	Aleppo Pine	Specimen	24 inches DBH	4	36 inch box
23	Jacaranda	Specimen	20 inches DBH	4	36 inch box
25	American Sweetgum	Specimen	21 inches DBH	4	36 inch box

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Pasadena approves the Villa Esperanza Master Plan, as shown on **Exhibit A** as conditioned, attached hereto and incorporated herein by reference.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day \_\_\_\_\_, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
MARK JOMSKY  
CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
THERESA FUENTES  
ASSISTANT CITY ATTORNEY