

Attachment A

Findings

## FINDINGS – LA SALLE HIGH SCHOOL MASTER PLAN

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### I. Findings for Master Plan (Zoning Code Section 17.61.050.H)

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

La Salle High School was established in the current location since 1955. The project site is designated in the Public, Semi-Public (PS) zoning district and the PS zoning accurately reflects the existing land use. A “school - public and private” is a conditionally permitted use that is allowed in the PS zoning district. 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, permitted uses and gross floor area, as well as conditions of approval regulating after-hour events, third-party uses and other operational restrictions. Additionally, the proposed Master Plan complies with other applicable provisions of the Zoning Code such as standards for specific land uses (Schools, Private) in Section 17.50 and parking and landscaping requirements in Section 17.46. The proposed use is allowed with a Master Plan and complies with all applicable provisions of the Zoning Code.

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

The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. The proposed Master Plan is consistent with this purpose because it would allow La Salle High School to continue to operate its school and further expand and update its facilities to serve students under certain restrictions placed on the project to protect the single-family residential neighborhood. The proposed Master Plan includes conditions of approval that would limit third-party events, after-hour activities, night-lighting, minimum off-street parking spaces for staff and guests, and landscaping to provide additional buffering.

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;*

La Salle High School is proposing to continue its operation of a co-education high school in its existing location; the proposed Master Plan does not include any propose new uses but includes an expansion of the school. The proposed use is in conformance with the goals, policies and objectives of the General Plan in that General Plan Policy 2.9 Institutional Uses calls for the City to “accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena’s residents.” Additionally, General Plan Goal #17 supports “a strong and diverse educational system that is responsive to the life-long needs of the community and related to maintaining a high quality of life and a strong economy.” Consistent with General Plan Policy 17.4, through the Master Plan process, as conditioned, La

Salle and the City are collaborating to ensure compatibility with the surrounding neighborhood. The proposed Master Plan is not located within a Specific Plan area.

- 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 site is comprised of a 10-acre sloping property located in an area with a variety of uses. It is on the south side of Sierra Madre Boulevard at the corner of Michillinda Street, on the border of Pasadena and the City of Sierra Madre. Both Sierra Madre Boulevard and Michillinda Street are heavily trafficked streets that carry commuter traffic. North of the project site, across Sierra Madre Boulevard are a small shopping center and single family homes. South are single family homes on Canfield Road, west is a church, and east, across Michillinda Street are a church and multi- and single- family homes. Through the Master Plan, La Salle High School would continue to operate as a private school. All new construction would be designed to complement the architecture of the existing campus. The proposed project also includes a net increase of 12 parking spaces, resulting in all required parking to be located onsite. Additionally, conditions of approval have been included to regulate after-hour events and operations, third-party events, parking, noise and lighting. Therefore, the proposed Master Plan would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

- 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;*

La Salle has been in operation in the neighborhood for over 61 years and has demonstrated that a school use is a compatible as a use with this neighborhood. 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 has been reviewed by the Design Commission during Advisory Review as part of the Master Plan process; further refinement of the material and finishes of the proposed Performance Arts Center would be analyzed in Concept and Final Design Review. Any changes to the Master Plan would be reviewed as provided in the Zoning Code, resulting in orderly and thorough review of expansion plans and proposed uses that are anticipated to occur on the La Salle High School campus for the next 15 years, ensuring compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale and view protection.

## **II. Findings for Private Tree Removal (Municipal Code Section 8.52.072.A)**

Any permit or approval which will result in injury to or removal of a mature, landmark, landmark-eligible, native or specimen tree protected under this chapter shall be denied unless one of the following findings is made:

1. There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree; or
2. The present condition of the tree is such that it is not reasonably likely to survive; or
3. There is an objective feature of the tree that makes the tree not suitable for the protections of this chapter; or
4. There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted; or
5. To not permit injury to or removal of a tree would constitute a taking of the underlying real property; or
6. The project, 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 two protected mature trees to accommodate the proposed field house and new practice gym. Consistently with Finding #6, 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 is 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:

| Protected Tree to be Removed |                         |                 |  | Replacement Trees |             |
|------------------------------|-------------------------|-----------------|--|-------------------|-------------|
| Tree #                       | Tree Name (Common Name) | Protection Type | Diameter at Breast Height or Height (for Palm trees) | #                 | Size        |
| 58                           | American sweetgum       | Mature          | 19.5 inches DBH                                      | 2                 | 24 inch box |
| 71                           | American sweetgum       | Mature          | 19 inches DBH  | 4                 | 24 inch box |