

REQUIRED FINDINGS

Master Development Plan Findings:

The findings required for a Master Development Plan are those required for a Conditional Use Permit according to Section 17.61.050(I).

1. **The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.** The various components of the MDP pertain to the operation of a school in the project site. The existing campus is currently zoned as PS (Public, Semi-Public) where “school” is a conditionally permitted use, including ancillary administrative office use.
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 proposed new buildings, reconfiguration of circulation, expansion of the campus into an adjacent residential property and modifications to the school campus are consistent with the purposes of the Zoning Code in that it ensures orderly and thorough city review of the plans of the school, which result in a more compatible and desirable development.
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 proposed new MDP is consistent with the zoning designation of PS (Public and Semi-Public Space) and the General Plan designation of Institutional. The school is a land use which supports the needs of Pasadena’s families. It will provide educational opportunities consistent with Objective 13 and Policy 13.4 of the General Plan promoting public and private schools, and supporting quality education for all students. The school use furthers the General Plan’s Objective 23 and Policy 23.1, 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 proposed MDP will increase enrollment by no more than 10% (30 additional students) and maintain current staffing levels (68 personnel). The proposed components of the MDP will result in the renovation of existing buildings, construction of new buildings, and the provision of a new circular driveway and drop-off and pick-up area. The proposed change in access and circulation pattern within the campus as conditioned is designed to enhance safety for the school’s population as well as those of the surrounding 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. The components of the proposed MDP are envisioned to provide state-of-the-art facilities, and enhance traffic safety for the school population as well as for surrounding neighborhood, without compromising the neighborhood's status as a landmark district. The conditions of approval to the MDP will include requirements for compliance with applicable codes and the Secretary of Interior's Guidelines for the renovation of the Strub Hall.

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 MDP is subject to the City code provisions, inspections and monitoring. It is found that these measures will ensure compliance with the City's various regulations and requirements and conditions of approval. An Initial Environmental Study has examined the project's potential impacts on the existing and future land uses in the vicinity, the project's effect on aesthetics, character, scale and view protection, and determined that the project will not have a significant impact on these environmental parameters.

Zone Change and General Plan Amendment for 465 Orange Grove Circle
Findings of Consistency with the General Plan:

The proposed expansion and accompanying zone change and General Plan amendment are consistent with various objectives and policies of the General Plan Land Use Element, as noted below:

Objective 5 – Character and Scale of Pasadena: Preservation of Pasadena's character and scale. The proposed master plan directs new construction within the interior of the campus and away from view of the surrounding residential neighborhood. Building heights are proposed to be one and two-story buildings, which are in scale with the overall neighborhood character. Staff will recommend conditions of approval that the proposed new buildings provide greater setbacks and provide encroachment planes from property lines that are more in keeping with the adjacent residential uses.

Policy 6.3 – Adaptive Reuse. The proposed MDP furthers adaptive re-use by undertaking renovation of the Strub Hall to convert certain areas of the building that were used as convent living quarters into classroom and office spaces.

Objective 13 – Adequate Services; Policy 13.4 – Education: Promote public and private schools, support quality education for all students. The MDP's objectives in proposing two new buildings, the reconfiguration of internal traffic circulation, incorporating an adjacent property into the campus are to provide adequate facilities and to enhance safety and security for its students, employees and guests.

Objective 23 – Existing Institutions – provides for long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings; and

Policy 23.1 – Expansion - Recognize and support the expansion opportunities of existing regionally significant cultural, scientific, corporate, entertainment and educational institutions. The proposed MDP includes expansion of its campus by incorporating an adjacent residential property into its campus and use of the additional land area to construct a new Educational Center building. The proposed expansion may be achieved through the Master Plan process and the PS (Public, Semi-Public) zoning district provided by the zoning code (Title 17 of Pasadena Municipal Code). The PS district 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 (e.g., residential district, commercial district, etc.). The Master Plan section of the zoning code provides the process by which a public, semi-public land use may be allowed to operate in a particular site, with the capability to tailor development standards and operational conditions so that the land use remains compatible with the surrounding land uses. The MDP will include conditions of approval that will address the unique and particular needs of the institutional land use while ensuring compatibility with the surrounding land uses.