

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 AN AMENDMENT TO THE MASTER
DEVELOPMENT PLAN OF WESTRIDGE SCHOOL FOR GIRLS**

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 July 11, 2007, 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 parcel at 1066 South Orange Grove Boulevard to Institutional and to amend the subject parcel zoning to PS (Public, 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 Westridge School for Girls; and

WHEREAS, the General Plan Land Use designation of the subject property at 1066 South Orange Grove Boulevard, which is the subject of this amendment, is Medium Density Residential (0-16 dwelling units per acre) and the existing zoning is RM-16-1 (Multi-Family Residential, 14 dwelling units per acre); and

WHEREAS, the proposed net additions to the School facilities will total approximately 46,779 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 September 24, 2007, 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 1066 South Orange Grove Boulevard to Institutional and to amend the subject parcel zoning to PS (Public, 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 Westridge School for Girls; and

NOW, THEREFORE, BE IT RESOLVED that the Initial Study and 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.

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 is consistent with the City adopted General Plan Objective 13.4 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. It also states the City should "Promote public and private schools, support quality education for all students." In addition, Policy 23.4 states that the City should support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.
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 Westridge 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 proposed school use (Science Center) is conditionally permitted in the current zoning designation of Multi-family Residential (RM-16-1). The site provides sufficient size and suitable shape to allow its development with the proposed Science Center with appropriate building height and setbacks that will be compatible with the adjacent residential development, and the surrounding neighborhood.

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

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 amendment is for school use, which is allowed within the PS (Public, Semi-public) zoning designation of the campus. The proposed demolitions 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 an adjacent residential parcel zoned for multi-family use (RM-16-1) and use it for school purposes (Science Center) is consistent with the current zoning designation of the subject parcel because school use is conditionally permitted in a Multi-family Residential (RM16-1) district as well as in the Public, 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 RM16-1 (Multi-family Residential, 14 units per acre) to PS (Public, Semi-Public) and an amendment to the General

Plan 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.

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 proposed master plan amendment, including the construction of a new Science Center 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 Science Center in the additional parcel (at 1066 South Orange Grove Boulevard) will be built, maintained and operated in accordance with conditions of approval in terms of building height and encroachment plane, setbacks, hours of operation, noise level, safety measures, to ensure that the school use of these buildings 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 Science Center will be built in accordance with development standards specified in the conditions of approval of the master plan (such as height limit of 24 feet, 10-foot side setback, encroachment plane, window types and placement) which are tailored to address the specific issues and concerns of the adjacent residential developments pertaining to noise, privacy and view protection. The other new buildings are designed to be compatible with the adjacent residential development and with the other school buildings in the campus.

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 at 1066 South Orange Grove Boulevard as shown on Exhibit A attached hereto and incorporated herein by reference; and

2) Approve the "Westridge School for Girls Master Development Plan Amendment No.3 (MDPA2007)" as shown on Exhibit B and Exhibit C attached hereto and incorporated herein by reference.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2007, by the following vote:

AYES:

NOES:

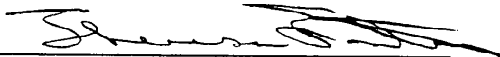
ABSENT:

ABSTAIN:

ATTEST:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Deputy City Attorney