

Agenda Report

April 25, 2011

TO: Honorable Mayor and City Council
FROM: Planning Department
SUBJECT: CHANDLER SCHOOL MASTER PLAN AMENDMENT
1005 ARMADA DRIVE

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed amendment to the Chandler School Master Plan involves minor changes that would not result in any further impacts, nor new significant environmental effects not previously addressed in the Mitigated Negative Declaration which was approved by the City Council on June 16, 2008, and adopt the addendum to the Mitigated Negative Declaration (Attachment A);
2. Adopt specific findings including a finding of consistency with the goals and objectives of the General Plan and the applicable provisions and purposes of the Zoning Code (Attachment B); and
3. Approve a Resolution amending the Chandler School Master Plan, including the recommended revisions to two specific Conditions of Approval included in the body of the report and in Attachment C.

PLANNING COMMISSION RECOMMENDATION:

On March 9, 2011, the Planning Commission recommended that the City Council approve the proposed amendment to the Master Plan by a majority vote (5-0-1) with Commissioner Hickambottom abstaining. The Planning Commission sought clarification of the parking agreement terms between Chandler School and the Rose Bowl Operating Company. The revised Condition of Approval (#18) dealing with the provision of required parking reflects the Planning Commission recommendation.

EXECUTIVE SUMMARY:

Chandler School is proposing an amendment to the 2008 Master Plan to allow construction of the approved campus improvements in two phases. Temporary off-site parking and shuttle service for faculty and staff would be provided until completion of the planned parking garage. The project scope, in terms of building layout and design, will remain as approved by the City Council on June 16, 2008. The 2008 Master Plan envisioned construction of a new middle school building, a two-level, semi-subterranean parking garage on Seco Street, as well as a small addition and renovation to the existing gymnasium.

The major components of the first phase of the Master Plan are construction of the major portion of the new middle school building and gymnasium renovations. The second project phase primarily involves adding a small wing to the middle school building and construction of the Seco Street parking garage. The Master Plan conditions of approval would be modified to reflect the project changes. Full implementation of the site improvements are anticipated to be finished by 2015.

BACKGROUND:

Chandler School is located at 1005 Armada Drive within the boundaries of the Prospect Historic District. Chandler School was established in 1958 as a private learning institution and now enrolls students attending kindergarten through eighth grade. A master plan for improvement of school facilities was first approved by the City Council in 1987 and amended in 1998 and 2008. The major components of the latest Master Plan are construction of a new middle school building, construction of a new, two-level semi-subterranean parking garage on Seco Street, renovation and additions to the existing gymnasium, and changes to the existing landscaping. The Master Plan, as envisioned by the applicant, anticipated simultaneous construction of all the proposed improvements; thus, it has no provisions for project phasing. Construction of the facilities is now being undertaken but is scaled back from the original plans due to financial constraints. Because more time is needed to complete the improvements as originally envisioned, the applicant is requesting amendments to the approved 2008 Master Plan.

Project Description

Chandler School is proposing an amendment to the 2008 Master Plan to allow construction of the approved campus improvements in two phases and to provide temporary off-site parking and shuttle service for faculty and staff.

The first phase of the Master Plan, which is now being undertaken, will be completed by the Fall of 2011. This phase involves the following:

- Demolition of two middle school buildings and a portion of the gymnasium;
- Construction of a new three-story building (29,450-square feet / 16 classrooms);
- Remodel and addition to the existing gymnasium;

- Reconfiguration of the basketball court;
- Removal of protected trees and restoration of the landscaping along the slope facing Seco Street and at the top edge of the Arroyo Boulevard;
- Installation and removal of temporary classrooms on the athletic field;
- Increasing the enrollment by 30 students, as allowed by the Master Plan;
- Use of off-site parking for staff and faculty at the Rose Bowl area until completion of the Seco Street parking garage.

The second phase of the Master Plan is anticipated to be completed by August 2015. This phase involves the following:

- Construction of a new 63-space, semi-subterranean parking garage on the existing parking area at Seco Street; and
- Completion of the Middle School Building with construction of a three-story wing (3,050 square feet / three classrooms).

ANALYSIS:

Limited Scope

After a Master Plan is approved by the Council, an application for an amendment is required for changes deemed inconsistent with an approved Master Plan. Under the 2008 Master Plan, the new school facilities and improvements were intended to be constructed all at one time. Building permits were issued and construction of the middle school building and gym renovations are now taking place. Due to financial constraints, however, construction of the parking garage is proposed to be delayed. Postponing the construction of the parking garage is not consistent with the Master Plan because the new middle school building, gymnasium renovation, and parking garage were intended to be built simultaneously. Thus, an amendment to the 2008 Master Plan is proposed to allow project phasing, and provision of temporary off-site parking and shuttle service for faculty and staff of the school.

According to the Zoning Code, the City's review of the proposed amendment shall be limited to the scope of the application. Aspects of the existing Master Plan shall not be reconsidered, including conditions of approval, that are not the subject of the application, except as these aspects may be affected by the proposed amendment. As requested, the focus of the amendment is very narrow, i.e. providing for project phasing and temporary off-site parking and shuttle service for employees.

Project Phasing

First Phase

The majority of the approved school improvements are under construction now as the first phase of the project. This phase primarily involves the construction of the new middle school building (except for a small wing that will be added in the second phase) which is anticipated to be complete before school starts in the fall. It also involves additions and renovations to the existing gymnasium. The temporary classrooms on the athletic field and temporary stairs leading to Seco Street will be removed over the

summer. As construction winds down, trees will be planted along the slope above the parking area facing Seco Street and along the edge of the Arroyo Seco slope bank to replace the trees that were removed. The new building will be screened from view of surrounding public streets with the restored vegetation.

During this phase, the Seco Street parking lot is used for storage of materials and other construction staging activities. The displaced parking spaces have been replaced temporarily at parking lot B of the Rose Bowl in accordance with the Construction Staging and Traffic Management Plan approved by the Department of Public Works. Following completion of first phase of construction, the Seco Street surface parking lot will be restored with 39 parking spaces. The temporary parking and shuttle service at the Rose Bowl would be retained to supplement the total parking at the school site until construction of the semi-subterranean parking garage on Seco Street is complete.

Second Phase

The second phase would involve construction of the Seco Street parking garage, a minor remodel to the lower level of the gymnasium, and adding a wing to the middle school building. The 3,050-square foot addition to the middle school building completes the building as originally proposed.

As described above, the majority of the improvements to the school site will be completed as part of the first phase of the Master Plan. As proposed, the scope of the first phase will ensure that the schedule for school improvements will not be a detriment to the existing neighborhood. Prior to the beginning of the upcoming school year, construction of the new middle school building will be completed and the landscaping will be planted along the Arroyo Seco Slope bank facing Seco Street. Trees will be planted around the perimeter of the site that will gradually screen the new building from surrounding views. On the Seco Street side of the campus, the surface parking lot will be restored, and new trees will be planted to replace several dead and declining trees. Amending the Master Plan to provide for project phasing will not detract from the character of the neighborhood. Thus, staff recommends adding the following text to Condition of Approval #6 (shown in underline) to allow phasing of the improvements:

6. The new building(s) and additions shall be located generally as shown in the accompanying site plans (Exhibits A & B: Phase I Site Plan & Phase II Site Plan) The school improvements will be allowed to occur according to the construction phasing provided in the amended Master Plan.

Temporary Off-Site Parking

At the completion of the first phase, a total of 83 parking spaces are required on site. With the restoration of the Seco Street parking lot, a total of 62 on-site parking spaces will be provided, 21 spaces short of the required parking. In order to make up this difference, Chandler School proposes to continue leasing 50 parking spaces from the Rose Bowl Operating Company (RBOC). Chandler School and the RBOC have an agreement which would extend the lease until August 2015. Thus, the total parking

provided will be 112 spaces. As proposed, the off-site parking would continue over a period when there may be no active construction since the parking garage may not be built until 2015. Thus, the continued use of off site parking for staff and faculty is being included as part of the Master Plan amendment.

The temporary use of existing parking spaces in Lot B of the Rose Bowl does not require any changes to the parking lot striping or modifications to the parking lot. The parking spaces committed to Chandler School are a small fraction of the overall parking at the Rose Bowl and are unencumbered during weekdays. While the stipulations of the agreement indicate that future Rose Bowl events take priority over the temporary school employee parking use, major events are primarily scheduled on weekends and evenings (with the exception of the Bowl Championship Series (BCS) scheduled once every four years) when the school is not open. In the past, Chandler School was closed for the week leading up to the BCS game.

Implementation of the Traffic Management Plan during construction has been successful with on-going diversion of school traffic to Seco Street and shuttling of employees from the Rose Bowl parking lots. Seco Street is a minor arterial street. School pick-up and drop-off traffic occurs along the north side of the street and does not disrupt the residents along the south side of Seco Street. Therefore, staff supports this request and recommends that Condition of Approval #18 related to the total number of parking spaces required for the project be modified as follows (added text shown in underline) to allow the temporary parking arrangement to continue throughout the duration of the agreement with the RBOC (See Attachment C). All other conditions of approval remain in force.

18. A minimum of eighty-three (83) parking spaces shall be provided for the first phase of development including a minimum of 21 off-site parking spaces at Rose Bowl parking lot B, and a minimum of eighty-six (86) on-site parking spaces shall be provided for the school campus by 2015: 63 parking spaces on the Seco Street parking structure and 23, including tandem parking, spaces on the Armada Drive parking lot. (Variance #11356)

Chandler School representatives reiterated the intention to complete the Seco Street parking garage before the beginning of the 2015 school year. The condition of approval reflects this commitment by the School. However, should the garage not be constructed at that time, Chandler School would have to return to the City Council with a request for modification to the Master Plan. The modification to the Master Plan would involve either reducing the parking demand by limiting enrollment, maximum number of faculty/staff and total number of classrooms, or seeking approval of a parking variance with a parking demand study to support the variance request.

Neighborhood Meeting

A neighborhood meeting to solicit community input on the Master Plan was held at La Casita del Arroyo on Friday, February 4, 2011. A resident sought out information

regarding landscaping. A community member also contacted staff via email with concerns regarding the scope of the approved Master Plan. No other issues were raised.

COUNCIL POLICY CONSIDERATION:

The amendment to the Chandler School Master Plan advances objectives of the Land Use Element of the General Plan. The Land Use Element contains policies that support institutions such as Chandler School and their need for growth and development. The expansion and renovation of Chandler School, a private academic use, supports the needs of Pasadena's diverse residents and families. The school is a land use that supports the needs of Pasadena's families. As indicated in the attached Findings, the project is consistent with General Plan objectives and policies.

ENVIRONMENTAL ANALYSIS:

On June 16, 2008, an Initial Environmental Study and Mitigated Negative Declaration were certified for an amendment to the Chandler School Master Plan. An addendum to the adopted Mitigated Negative Declaration has been prepared for this proposed amendment to the approved Master Plan. The changes to the project, that occurred after the Initial Study and Mitigated Negative Declaration were certified, are minor and do not require further analysis. The amendment would allow the campus expansion to occur in two phases and permit temporary off-site parking and shuttle service for faculty and staff. After reviewing the scope of the amendment, the Department of Transportation concluded that no further traffic analysis is necessary. The building layout and design will remain as approved by the City Council on June 16, 2008. The proposed project changes would not result in any further impacts, nor new significant environmental effects not previously addressed in the adopted Mitigated Negative Declaration, that require additional CEQA documentation to be circulated for public review (Public Resources Code §15162). Therefore, staff recommends that the Council adopt the addendum prepared for the certified Mitigated Negative Declaration.

FISCAL IMPACT:

The cost of the project reviews and permits will be paid to the City by the applicant. The project will generate income to the City.

Respectfully submitted,



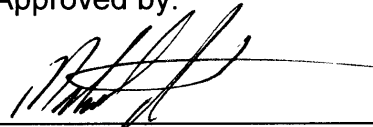
VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:

cd
me 

ANTONIO GARDEA
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- A. Addendum to Mitigated Negative Declaration (Adopted June 16, 2008)
- B. Findings
- C. Chandler School Master Plan

Exhibits:

- A. Phase I Site Plan
- B. Phase II Site Plan

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
FOR AN AMENDMENT TO THE
CHANDLER SCHOOL MASTER PLAN**

WHEREAS, at a duly noticed public hearing on March 9, 2011, the Planning Commission considered and recommended adoption the addendum to the Initial Environmental Study and Mitigated Negative Declaration certified on June 16, 2008 for the Chandler School Master Plan and recommended approval of the proposed amendment to the 2008 Chandler School Master Plan;

WHEREAS, the proposed amendment to the Chandler School Master Plan is consistent with the Comprehensive General Plan and Zoning Code; and

WHEREAS, a duly noticed public hearing was held by the City Council on April 25, 2011, on the proposed amendment to the Chandler School Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds that the proposed amendment to the Chandler School Master Plan involves minor changes that would not result in any further impacts, nor new significant environmental effects not previously addressed in the Mitigated Negative Declaration which was approved by the City Council on June 16, 2008. The City Council finds, on the basis of the whole record including all comments received during the public review process, that there is no substantial evidence that the project will have a significant effect on the environment, and acknowledges the preparation of an addendum to the certified Mitigated Negative Declaration.

BE IT FURTHER RESOLVED that the City Council approves the Amendment to the Chandler School Master Plan conditions of approval to allow project phasing and temporary off-site parking and shuttle service for faculty and staff, as shown on Attachment C and Exhibits A and B of the staff report.

Adopted at the _____ meeting of the City Council on the _____ day _____ 2011, by the following vote.

AYES:


NOES:

ABSENT:

ABSTAIN:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:


Frank Rhemrev
Assistant City Attorney

ATTACHMENT A

Addendum to the Mitigated Negative Declaration for the Chandler School Master Plan (Amended June 16, 2008)

The City of Pasadena, as a lead agency pursuant to the guidelines of the California Environmental Quality Act (CEQA), circulated an Initial Environmental Study and Mitigated Negative Declaration for the Chandler School Master Plan amendment for public review from March 14, 2008 to April 23, 2008. Since this date, the City has revised this Initial Environmental Study as shown below in strikethrough – underline format. None of these revisions requires recirculation of the Initial Environmental Study and Mitigated Negative Declaration.

Section I. 8. (Project Description): on Page 1 has been revised as follows:

Description of the Project: The applicant is proposing an amendment to the Master Plan for Chandler School to construct new facilities in two phases: 1) a new 29,450 33,500 square foot, three-story (Middle School) building, and remodel of the existing gymnasium with a new elevator, storage area, and south side stairway; and 2) a new two-level, 63-space parking garage and a three-classroom, 3,050 square foot addition to the Middle School Building. Total height of the parking structure and tower would be 58 feet. The new middle school building would be 42 feet in height. The project anticipates an increase of 30 students for a maximum enrollment of 450 students over 15 years. Two existing buildings (music and middle school buildings) and a portion of the existing gymnasium would be demolished (total 16,100 square feet). ~~In addition, a new two-level, 63-space parking structure would be constructed with a new elevator tower and pedestrian bridge connecting to the campus. Total height of the parking structure and tower would be 58 feet. The construction would take place on the southern and eastern portion of the school's campus. Temporary off-site parking at Rose Bowl Lot B would be provided for faculty/staff until construction of the parking garage by August 2015.~~

CEQA Requirements

The City Council will consider the proposed phasing amendment to the Chandler School Master Plan. Pursuant to CEQA, the City of Pasadena is the Lead Agency, and as part of the decision making process, the Lead Agency must consider the project's potential environmental effects.

In accordance with CEQA, if changes to a project or its circumstances occur or new information becomes available after adoption of a mitigated negative declaration, the Lead Agency shall determine whether to prepare a Subsequent Mitigated Negative Declaration, and Addendum to the Mitigated Negative Declaration, or no further documentation (State CEQA Guidelines §15162[b]).

State CEQA Guidelines Section 15162(a) identifies when additional CEQA documentation requiring public review is required. This section states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

State CEQA Guidelines Section 15164(b) identifies when an Addendum to an adopted Mitigated Negative Declaration is appropriate. This section states:

An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the

conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Environmental Considerations

Staff analyzed the changes to the project description and determined that no environmental impacts would occur as a result of the amendment to allow project phasing of the Chandler School Master Plan. The amendment would allow the campus expansion to occur in two phases and permit temporary off-site parking of faculty and staff. The new middle school building and renovations to the gymnasium that are now under construction are the first phase of the project. The second phase would be construction of the parking garage and the northernmost wing of the middle school building as well as further renovations to the gymnasium within the next five years. Faculty and staff will park at the Rose Bowl (Brookside Park) parking lots until construction of the garage is complete. The Department of Transportation reviewed the temporary parking request and concluded that the findings of the Traffic Study prepared by Willdan, dated September 28, 2008, stand. Furthermore, current baseline traffic conditions include the off-site parking arrangement and shuttle service. No additional traffic analysis nor update to the approved traffic study is required because the baseline conditions will not change. The building layout and design will remain as approved by the City Council on June 16, 2008.

Therefore, the proposed amendment to the project description would not trigger any of the conditions identified in State CEQA Guidelines Section 15162 that require additional CEQA documentation to be circulated for public review, and this addendum clarifies the changes to the Master Plan after the Initial Environmental Study and Mitigated Negative Declaration were certified.

PREPARED BY: Antonio Gardea
Saeki
TITLE: Planner
DATE: February 23, 2011

APPROVED BY: Jennifer Paige-
TITLE: Senior Planner
DATE: February 23, 2011

ATTACHMENT B
SPECIFIC FINDINGS
AMENDMENT TO THE MASTER PLAN FOR
CHANDLER SCHOOL

Master Plan (Amendment)

1. *The proposed private school use is allowed with a Conditional Use Permit / Master Plan within the PS (Public and Semi-Public) zoning district and complies with all applicable provisions of this Zoning Code.* Chandler School is a private school for children attending kindergarten through eighth grade in an established Public, Semi Public (PS) Zoning District. Chandler School was established and has been operating at the 1005 Armada Drive location since 1958. A master plan for expansion of school facilities was first approved by the City Council in 1987. The Master Plan was amended once in 1998 for expansion and renovation of the facilities and then again in 2008. The proposed amendment to the approved Master Plan is to allow two project phases and provision of temporary off-site parking for faculty and staff. The existing private school use is allowed within the PS zoning designation of the campus and will not be changed.
2. *The location of the private school use complies with the special purposes of this title and the purposes of the applicable zoning district.* The project site has a zoning designation of Public and Semi-Public (PS) District. This category is used to designate public land uses, including private schools. The proposed amendment to the Master Plan postpones the construction of the north wing of the new middle school building and the parking structure on Seco Street for five years but does not change the intensity of development or location of buildings and facilities. The improvements approved as part of the previous amendment to the Master Plan are consistent with the purposes of the Zoning Code and were thoroughly reviewed by City staff to ensure compatibility with the surrounding neighborhood.
3. *The proposed private school use is in conformance with the goals, policies, and objectives of the General Plan.* The private school use is consistent with the Institutional General Plan designation of the Chandler School campus. The expansion and renovation of Chandler School, a private academic use, supports the needs of Pasadena's diverse residents and families. The school is a land use that supports the needs of Pasadena's families. Chandler School provides educational opportunities consistent with Objective 13 and Policy 13.4 of the General Plan of promoting quality education for all students. The amendment to the Master Plan furthers the General Plan's Objective 23 and Policy 23.1, which states that the City support long-term growth and expansion opportunities of institutions by allowing phasing over a longer period of time. The amendment to the Chandler School Master Plan provides the school an opportunity to complete the first project phase which is currently being undertaken and provide some flexibility to complete the second phase of construction.

4. *The establishment, maintenance, or operation of the private school 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.* At the end of the first project phase, the majority of improvements that visually enhance the south end of the campus, including restoration of site landscaping, will be complete. Before the new parking structure is constructed, the assigned parking for faculty and staff will be located in surface parking lots at the Rose Bowl. A shuttle will continue to bring faculty and staff to the Seco Street surface parking lot. In both phases, the increased vehicular access to the campus will be directed to Seco Street, a wide street that provides access to the Rose Bowl site thereby eliminating any new impacts to Armada Drive, a small residential street. The proposed components of the amended Master Plan will minimize impacts to the neighborhood and enhance safety with respect to campus access and security. The school is a positive influence upon the neighborhood and has worked to mitigate traffic impacts to the surrounding community.
5. *The Master Plan amendment for the private school 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 master plan amendment would allow improvements to the campus to be constructed in two phases. The improvements are envisioned to provide state-of-the-art education facilities without compromising the natural setting of the site along the Arroyo or the stately historic neighborhood along Armada Drive. The school will continue to implement the traffic plan to ensure that the school traffic is directed away toward Seco Street to minimize impacts to the residential neighborhood adjacent to the school. Existing unencumbered and available parking at the Rose Bowl parking lot B would be used as temporary off-site parking for Chandler School until completion of the Seco Street parking garage. The parking spaces in Lot B are underutilized during weekdays and are a small fraction of the available parking at the Rose Bowl. Therefore, the temporary off-site parking would not affect surrounding properties or the general welfare of the City because Chandler School would be using existing underutilized parking spaces located directly across Rosemont Avenue from the campus.
6. The design, location, operating characteristics, and size of the proposed amendment to the Master Plan for the private school 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 proposed amendment to the master plan postpones construction of the northernmost wing of the new middle school building and the Seco Street parking garage. The north wing is the same height as the building that is currently under construction. The character of the surrounding community has been carefully considered in developing the scale, aesthetic and architecture of the school buildings.. Street trees and perimeter landscaping will provide screening of the new structures, including the parking garage along Seco Street.

ATTACHMENT C



CHANDLER SCHOOL

Master Plan

**City of Pasadena
Planning & Development Department**

**Adopted June 16, 2008
Amended April 25, 2011**

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MASTER PLAN

I. INTRODUCTION

The purpose of a Master Plan, as set forth in Chapter 17.61.050 of the Pasadena Municipal Code, 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 thorough City review of expansion plans for certain public or semi-public uses, resulting in more compatible and desirable development.

Chandler School is proposing an amendment to the Master Plan to allow expansion and renovation of the middle school facilities. The improvements will take place at the southern end of the campus. The applicant proposes to demolish two buildings and replace them with a 33,500-square foot building. A portion of the existing gymnasium will be removed and the interior will be remodeled. In addition, a two-level, semi-subterranean parking structure will replace the surface parking lot on Seco Street. The school expansion would accommodate an enrollment increase to a maximum of 450 students.

II. BACKGROUND

In 1958, Chandler School was established as a private, kindergarten through eighth grade, school. The school is located at 1005 Armada Drive within the Prospect Historic District.

III. EXISTING PROJECT SITE

Chandler School is a 4.2-acre property bound by Armada Drive, Prospect Boulevard, and Seco Street. The site is located adjacent to the top of the east rim of the Central Arroyo Seco which is designated City parkland. The school campus slopes downward from the Armada Drive frontage toward Rosemont Drive and Seco Street. Due to the topography of the site, an elevation difference of approximately 30 feet and 50 feet exists between the campus and Seco Street and Rosemont Avenue, respectively.

Over the last 20 years, the School expanded both physically and in enrollment to keep pace with the growing educational needs of its students and the community. Various buildings for educational and recreational functions have been constructed on the Chandler School campus. The campus now consists of eight buildings, an athletic field, a basketball court, two surface parking lots, and stair tower. A play field separates Chandler's primary "lower" school and middle "upper" school. A total of 63 parking spaces are currently provided: 23 parking spaces in the Armada Drive parking lot and 40 parking spaces in the Seco Street parking lot. The property has 91 trees on-site, including 20 protected trees.

The primary school buildings near the Armada Drive entrance would remain in place. In December 1998, a Master Development Plan was approved which permitted the construction of 11,060 square feet of additions to existing structures and an enrollment of 420 students. The Plan resulted in construction of new lower school buildings (7,560 square feet). The design of the school buildings is compatible with the surrounding area and is residential in character. The main entrance to the lower school is located on Armada Drive.

Under implementation of the proposed Master Plan, the middle school and music buildings are replaced with a new building and a parking structure is constructed in place of the Seco Street surface parking lot. The upper level buildings are visible from Seco Street and Rosemont Avenue, however, no views are obstructed because the abutting residential uses are at a higher elevation on the opposite side of the Prospect Boulevard bridge. Access to the southern portion of the school (upper school) is from the Seco Street parking area.

IV. SCOPE OF DEVELOPMENT

The 2008 Chandler School Master Plan is amended to allow construction of the approved campus improvements in two phases and to provide temporary off-site parking and shuttle service for faculty and staff. The project scope, in terms of building layout and design, will remain as approved by the City Council on June 16, 2008. The 2008 Chandler School Master Plan is a 15-year framework for expansion of the middle (upper) school program. Full implementation of the project is anticipated to be completed by August 2015.

PROJECT DESCRIPTION: The first phase of the project, which is now being undertaken, will be completed by the fall of 2011. This phase involves the following:

- **Demolition** of two existing upper school buildings (music and middle school buildings) and a portion of the existing gymnasium (total 16,100 square feet). The music and middle school buildings are not of architectural or historic significance.
- **Construction** of a new 29,500-square foot, three-story building. The middle school building located on the southern half of the campus replaces the existing music and middle school buildings. The new building is approximately 42 feet in height and consist of 16 classrooms, including two science laboratories.
- **Addition** to, and remodel of, the existing gymnasium. The interior of the gymnasium will be renovated with a new south side stairway.
- **Reconfiguration** of the basketball court at its current location. The court is placed at a lower grade with a seating area along the north side adjacent to the grass play field.

- **Removal** of protected trees. A total of three protected, specimen type trees and 27 non-protected trees are proposed to be removed. The protected trees subject to removal are a *Schinus molle* - California pepper tree, *Jacaranda mimosifolia* – Jacaranda tree, and a *Magnolia grandiflora* -Southern magnolia tree.
- **Restoration** of the landscaping along the slope facing Seco Street and at the top edge of the Arroyo Blvd.
- **Installation** and removal of temporary trailers to serve as classrooms on the athletic field during construction.
- **Increasing** the enrollment by 30 students for a maximum of 450 students.
- **Use** of temporary off-site parking for staff and faculty at the Rose Bowl area until completion of the Seco Street parking garage.

The second phase of the project is anticipated to be completed by August 2015. This phase involves the following:

- **Construction** of a new 63-space, semi-subterranean parking garage on the existing parking area at Seco Street; and
- **Construction** of a three-story wing (3,050 sq.ft./three classrooms) to complete the Middle School Building.

The construction would take place on the southern portion of the campus. Any additional square footage proposed for development would require an amendment to this Master Plan.

V. GENERAL PLAN DESIGNATION

Chandler School is designated Institutional on the General Plan Land Use Diagram. Surrounding land use designations include Open Space to the immediate west and Low Density Residential (0-6 dwelling units / net acre) to the south, east and north.

VI. EXISTING ZONING AND LAND USE

Chandler School is located on the intersection of Armada Drive and Prospect Boulevard and has frontage along Seco Street. The school's zoning designation is Public/Semi-Public District. The PS zoning district designation is specifically intended for public and semi-public uses with two (2) acres or more which have unusual characteristics and therefore require special consideration so that they are designed, located, and operated compatibly with uses on adjacent properties.

Surrounding zoning designations include:

- | | |
|----------------|--|
| North – | RS-4 (Single-Family Residential, four lots per acre District) |
| South & East – | RS-4-HD (Single-Family Residential, four lots per acre, Hillside Overlay District); Chandler School is surrounded by single-family residences in the Prospect Historic District. |
| West – | OS (Open Space District); Rose Bowl and Brookside Park |

Development Standards

As intended by the Public / Semi-Public zoning designation, the development standards that govern institutional sites are set as part of the Master Plan process. The standards respond to the uniqueness of a particular site and ensure compatibility with the surroundings. The standards included in the conditions of approval incorporate the requirements of previous Master Development Plans.

Floor Area Ratio / Site Coverage

The floor area ratio (FAR) of the project is .38 and the lot coverage is 27 percent. The total building area is approximately 70,000 square feet (17,400 net new area).

Setbacks / Height

The peninsular shape and topography of the Chandler campus creates a unique setting. The property has frontages on Armada Drive and Seco Street. Previously established setbacks from Armada Drive and Prospect Boulevard will remain since the lower school will not change. The west property line is adjacent to the Arroyo slope bank. The middle school building façade is set back a minimum of ten feet from the west property line.

The new building will be lower in height than the existing gymnasium. Height limits for the existing buildings will also remain in accordance with the prior two Master Plans. The proposed building is compatible in height and scale to the surrounding residences.

VII. PLAN APPLICABILITY / IMPLEMENTATION

The Master Plan, when reviewed, approved and adopted by the City Council, will become the basis for future development on the Chandler School campus. The Master Plan Amendment supersedes all sections of the Pasadena Municipal Code (P.M.C.) Title 17, Zoning, unless specifically incorporated by reference. Where there is a conflict between provisions of this Master Plan and the P.M.C. Title 17, Zoning, the provisions of this Master Plan shall control. Where uncertainty exists regarding the extent or interpretation of any provision of this Master Plan, the Zoning Administrator shall determine the intent of the provision. Unless specifically noted, all references to the Pasadena Municipal Code refer to that edition in force as of the date of adoption of this Master Plan.

The Master Plan presents regulations which cover all aspects of development within the school campus boundaries:

- The type and location of uses on the school campus;
- The amount of new development in identified areas and the extent of changes to existing buildings; and
- The maximum height and minimum setback requirements for all buildings.

VIII. REVIEW OF THE MASTER PLAN AMENDMENT

The development progress of the Master Plan shall be reviewed by the Planning Commission after five (5) years from the date of approval by the City Council for compliance with the Master Plan. The review for compliance shall take place during a legally noticed regular meeting of the Planning Commission. If the review results in a finding of noncompliance with the Master Plan, the Planning Commission may withhold issuance of any building and / or certificate of occupancy permits until compliance has been determined. At the time of the five-year review, the Planning Commission shall determine if subsequent five-year compliance reviews are appropriate.

IX. REVIEW OF PROJECTS

Any review or amendment process initiated by the City or Chandler School shall follow the procedure outlined for approval of a Master Plan in Chapter 17.61.050 of the Pasadena Municipal Code.

Conditional Use Permits will not be required for any project envisioned or described in this Master Plan. Applications for development not envisioned under the Master Plan will require a Conditional Use Permit in accordance with Pasadena Municipal Code Chapter 17.61.050. Minor changes and / or clarifications may be made by the Zoning Administrator.

X. SUMMARY

The amendment of the Chandler School Master Plan will permit the construction of a new upper (middle) school building, renovations to the gymnasium, and a new parking structure with an elevator tower.

XI. CHANDLER SCHOOL MASTER PLAN AMENDMENT CONDITIONS OF APPROVAL

The applicant or successor in interest shall meet the following conditions:

General

1. The Chandler School Master Plan shall be in effect for fifteen (15) years after approval by the City Council with review by the Planning Commission after five (5) years in a legally noticed public hearing.
2. The Director of Planning & Development shall have the responsibility to interpret consistency of subsequent projects with the Master Plan, in accordance with section 17.61.050 of the Municipal Code.
3. The proposed Master Plan, Case No. PLN2007-00254, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above. Failure to pay the required monitoring fee prior to initiating the application will result in revocation proceedings of this entitlement.
4. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.

Land Use/Development Standards

5. The total onsite development shall not exceed 70,000 square feet, (35,800 square feet new building area [including stair tower] & 34,200 square feet existing buildings). The maximum footprint of the parking structure shall be 14,000 square feet (two-story area, i.e. area w/roof over but does not count as floor area). Areas used exclusively for parking are not included as floor area (gross or net).
6. The new building(s) and additions shall be located generally as shown in the accompanying site plans (Exhibits A & B: Phase I Site Plan & Phase II Site Plan) The school improvements will be allowed to occur according to the construction phasing provided in the amended Master Plan.
7. Public and Semi-Public uses on the site shall be limited to those reasonably ancillary to the functioning of the school use as determined by the Zoning Administrator.

8. The maximum student enrollment shall be limited up to 455 students in any one year and shall not exceed a five year average of 450 students. The applicant shall provide annual enrollment figures to the Director of Planning & Development one month after the new school year is in session.
9. The maximum number of classrooms shall not exceed 33 classrooms.
10. The applicant shall provide an annual faculty and staff roster to the Director of Planning & Development one month after the new school year is in session. The number of employees for the school shall not exceed a total of 72, full-time equivalent, staff.
11. No classroom activity shall be conducted in a residential zone.
12. The use of temporary classrooms shall be permitted only during the proposed construction activities and placement shall be limited to the athletic field.
13. The following development standards shall be applicable to the Chandler School Campus:

Building #	Name	Setback	Step back	Height	Stories
1	Lower (Primary) School Classroom / Library (Custodian's Apartment)	46' from Armada Drive		36'-0"	
2	Classroom / Administrative	25' from Armada Drive		36'-0"	Single Story
3	Kindergarten	10' from Prospect Blvd.			
4	Classroom	10' from Prospect Blvd.	15'-0"	36'-0"	
5	Classroom			36'-0"	
7	Upper (Middle) School Gymnasium Addition			43'-0"	Match existing
10	Stair Tower			58'-0"	
11	Middle School	Ten foot (10') setback from West Property Line, with a five foot (5') allowable encroachment for the balcony and eaves (mechanical equipment inc.)		42'-0"	Three Stories
12	Seco Street Parking Structure	Five foot (5') setback from Seco Street Landscaped Frontage		22' to top of ret. wall	(allow trellis over height)

14. Walls constructed along Armada Drive are five feet in height. The walls were constructed as part of the 1987 Master Plan.

15. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless fully enclosed in an enclosure designed to be architecturally compatible with the building. (1987 MDP)=
16. A trash enclosure is located on the Armada Drive. The existing trash enclosure on Armada shall remain screened. Refuse storage areas shall be screened from public view in accordance with Section 17.64.240 of the Pasadena Municipal Code.
17. Light source(s) within a parking structure shall not be visible from Seco Street or the adjoining a residential zoning district. Exterior lighting shall be directed downwards and the light source shall be shielded from view of adjacent properties. Low walls within the parking structure and vegetation shall shield vehicle headlights to prevent glare onto adjacent properties.

Parking/Transportation/Circulation

18. A minimum of eighty-three (83) shall be provided for the first phase of development including a minimum of 21 off-site parking spaces at Rose Bowl parking lot B, and a minimum of eighty-six (86) on-site parking spaces shall be provided for the school campus by 2015: 63 parking spaces on the Seco Street parking structure and 23, including tandem parking, spaces on the Armada Drive parking lot. (Variance #11356)
19. The applicant shall provide a minimum five foot landscaped setback, with area(s) for tree planting, along the Seco Street frontage of the proposed parking structure.
20. There shall be no on-street parking by students, staff or faculty members.
21. Chandler School shall continue implementing the existing traffic control plan for student pick-up and drop-off activities. Pick-up and drop-off activity along Armada Drive shall be limited to no more than 127 vehicles trips per day during pick up and drop off.
22. Prior to the start of each semester and summer program, the school shall distribute information packets to each student family fully describing the traffic control program. This information shall be included in all enrollment packages, parent/student orientation and back-to-school night events. A copy of the traffic control program shall be submitted to the Zoning Administrator.
23. Informational packets shall be mailed to the parents of all students prior to the beginning of each semester stating instructions for drop-off/pick-up procedures. Parents shall be notified of the proper loading and unloading areas.

24. All loading and unloading of students shall occur in the designated drop-off/pick-up zone. Approach and departure routes shall be assigned to all parents/guardians.
25. Parents who arrive early for pick-up shall be directed to turn off their engines while waiting. Students shall be directed to exit and enter vehicles quickly. Parents to remain in the queue until the car in front of them pulls away. The packets must stress the importance of obeying the residential street speed limit of 25 miles per hour.
26. Faculty or staff member(s) shall be present at the drop-off/pick-up locations during peak a.m. and peak p.m. hours to ensure cars are loading in the specified loading area and monitoring activities and compliance with the traffic control program.
27. An employee shall be designated as the traffic compliance monitor who shall have the responsibility to enforce compliance with all traffic and parking rules, requirements and procedures, which include, but are not limited to vehicle parking, approach and departure routes, and drop-off/pick-up procedures. The contact information for this traffic compliance monitor shall be maintained on the school's website and administration office. The telephone extension for the traffic compliance monitor shall have voicemail capability both during and after school hours and shall be utilized to facilitate communications with the public.
28. Prior to the beginning of each school year, the school shall mail a contact information card with the name, telephone number and e-mail address of the traffic compliance monitor to the occupants of residences within a 500-foot radius of the property and to the Transportation Planning and Development section of the Public Works and Transportation Department.
29. In conjunction with the five-year review, the school shall submit a traffic management compliance report with annual data to validate the pick-up and drop-off activities on Armada Drive during morning and afternoon activity periods to the Planning Department and Department of Transportation.
The above mentioned compliance report shall be prepared by a registered professional engineer in California. The school may retain the professional services directly from the City's pre-qualified traffic engineering consultants to prepare this annual compliance report. The preparer should coordinate with the Department of Transportation and Planning & Development Department (Community Planning Section) for the required information, including the timing and methodology for the annual data collection, in the compliance report. For additional information, contact Richard Yee at (626) 744-7439 or Lanny Woo at (626) 744-6776.

30. School busses loading and unloading students for special events shall not park on Prospect Boulevard and Armada Drive. School busses loading and unloading students for special events shall park on Seco Street.
31. The project shall comply with the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major non-residential developments accommodate facilities for alternative modes of transportation. The applicant shall meet the following requirements:
32. Carpool and Vanpool Parking. A minimum of ten percent (10%) of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.
33. Bicycle Parking. The applicant shall provide inverted U-style bicycle parking rack(s) for a minimum of ten (10) bicycle parking spaces. Separate bicycle parking space racks shall be no less than six feet long by two feet wide. Final location and type of bicycle racks shall be reviewed by the Public Works and Transportation Departments.
34. The school shall identify an Employee Transportation Coordinator that will provide ridesharing information to employees at the work site. A transportation information display / bulletin board shall be located on the development site in a location visible to all employees. Information displayed shall include local and regional transit routes, schedules and maps (Pasadena ARTS & METRO Bus and Rail line service). Contact Judi Masuda at (626) 744-4111 for additional information.
35. Prior to the start of construction or the issuance of any permits, Chandler School shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. During construction of the Middle School parking structure, an alternative parking plan shall be implemented since employees are not allowed to park in the surrounding neighborhood and shall address the temporary drop off and pick up of students on Armada Drive when drop off is infeasible on Seco Street.
36. Chandler School shall provide adult supervision for the Seco Street parking area and the Armada Drive and Seco Street drop-off / pick-up area.

37. Deliveries and trash pickup shall not occur between the hours of 7:00 p.m. and 7:00 a.m. daily or at all on Sunday including holidays.
38. All construction activities related to the Master Plan Amendment shall be restricted to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays and prohibited on Sunday and holidays.

Events

39. A maximum of twelve (12) night events, which are planned to attract in excess of 100 people, may be held each year. A calendar of night events and subsequent amendments shall be submitted to the Planning & Development Department, Code Compliance Section.
40. No outdoor events shall occur on campus between the hours of 8:00 p.m. – 9:00 a.m., seven days a week.
41. All indoor events shall end by 10:00 p.m., seven days a week.
42. All event related flyers and correspondence shall include instructions on where to park during event.

Landscaping/Trees

43. Prior to the issuance of any building permits, the applicant shall preserve as many of the existing trees at the crest of the slope as possible.
44. Prior to the issuance of building permits, the applicant shall submit a complete landscape plan to include a minimum of 55 replacement trees including 18 native and/or specimen trees from the City's Tree Protection Ordinance list, drought tolerant plants and a water saving irrigation system for review and approval to the Zoning Administrator.
45. The applicant shall provide a minimum of three (3) native, non-pyrophitic trees along the west façade of the new middle school building to screen the building from public view.
46. The applicant shall submit a maintenance program for fire prevention purposes to the Zoning Administrator for review and approval as part of the landscaping plan. The approved maintenance program shall be implemented to the satisfaction of the Fire Department and the Department of Public Works, Natural Resources Division.
47. The applicant shall contract the services of a certified arborist to oversee tree trimming required to implement the Vegetation Management Plan. The applicant shall coordinate with the Department of Natural Resources

for removal of off-site trees approved by the Urban Forestry Advisory Committee (March 18, 2007 meeting).

48. Prior to the issuance of any building or grading permits, a tree retention plan prepared by a licensed landscape architect or arborist shall be submitted to the Zoning Administrator. To ensure that the tree retention is successful, the following requirements shall be met:
 - a. Temporary protective fencing shall be installed around Trees # 40, 43, 51, & 52 (Schinus molle).
 - b. All grading around existing tree drip lines shall be done by hand.
 - c. Cutting through woody roots shall not be allowed.
 - d. All foundations shall step over major roots.
 - e. No difference in grade shall be allowed at the base of the trees.
49. Prior to issuance of any grubbing or grading permit or approval, fencing shall be installed and inspected for the four trees.
50. The applicant shall place at least three waterproof placards on the tree protection fencing. The placards shall state that the fencing shall not be removed without authorization from the City.
51. A certified arborist shall submit inspection results, signed and dated at predetermined construction phases (e.g. pre-construction, grading, foundation, framing, final) to the Zoning Administrator.
52. Prior to issuance of a certificate of occupancy, the landscape architect shall inspect and provide written certification to the Zoning Administrator that the landscaping work is completed in accordance with the landscaping plans.

Design Review

53. The proposed building, parking structure, and additions to the existing structures as shown on the site plan shall be subject to Design Review in accordance with P.M.C. 17.61. Design Review shall concentrate on mitigating the effects of the massing of the buildings on the neighborhood.
54. The architecture of the proposed buildings shall be consistent with the residential character of the existing lower school buildings. Concept and final building elevations shall be subject to Design Review in accordance with P.M.C. 17.62 prior to the issuance of any building permits. (1987 MDP)
55. The Historic Preservation Commission shall conduct design review of the new construction (accordance with the provisions of Chapter 17.92 of the Pasadena Municipal Code). The Historic Preservation Commission will apply the Secretary of the Interior's Standards for Rehabilitation to the proposed structures and additions to the existing gymnasium, ensuring

that the new building and proposed additions are compatible with the historic resources in the surrounding National Register of Historic Places historic district.

Fire Department

56. The applicant shall implement a Vegetation Management Plan prepared by Fire Cause Analysis to the satisfaction of the Pasadena Fire Department and the Department of Public Works, Natural Resources Division. The Vegetation Management Plan shall include the removal of existing vegetation, adequate placement of new trees (horizontal clearance), and maintenance of adequate landscaping height beneath trees (vertical clearance).
57. Provide a complete automatic fire sprinkler system throughout the entire structure which complies with the requirements of Pasadena Municipal Code 14.25.050 in any structure in excess of 10,000 square feet.
58. Provide a complete automatic fire alarm / detection system throughout the entire structure which complies with the requirements of Pasadena Municipal Code 14.25.050 for any structure in excess of 10,000 square feet and any building serving a group "A" occupancy over 5,000 square feet. This system shall be tied into the system for the entire complex.

Department of Public Works

59. The applicant shall submit a survey of the parcel site by a licensed surveyor or professional civil engineer to verify the property line locations. All private improvements shall be removed from City parklands.
60. Any excavations in Seco Street require the removal and reconstruction of full pavement slabs (joint to joint) as determined by the Engineer. Excavation in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
61. The applicant shall modify the existing curb ramp to the current standard per Standard Drawing No. S-414.
62. The applicant shall either pay an in lieu sewer facility charge of \$3,764 to the City, or correct one of the aforesaid deficiencies as selected by the City. Correction of the deficiency includes the design, review, construction and inspection costs for the work. If the applicant elects to pay the in lieu charge, the City reserves the right to assign the funds to a higher priority sewer deficiency project. There are sewer capacity deficiencies downstream of the development as follows:
 - On Seco Street from Prospect Boulevard to Rosemont Avenue, a distance of approximately 1,399 feet; and

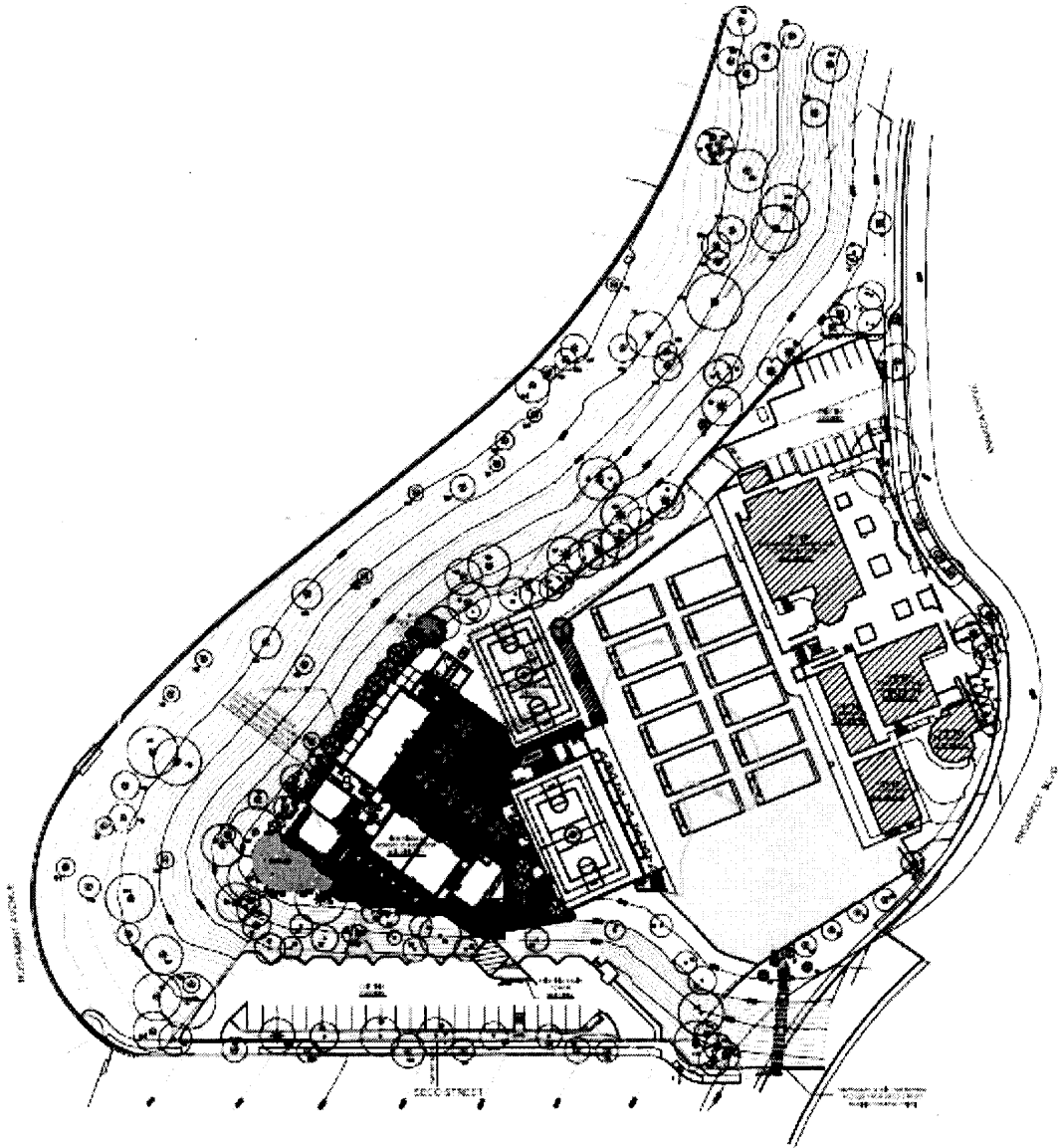
- On or near Arroyo Boulevard from Seco Street to 860 feet south of Seco Street, and on or near Arroyo Boulevard at Holly Street, a distance of 328 feet.
63. The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
 64. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
 65. The existing street lighting system along Armada Drive is substandard. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) new street lights in the same style as the current street lights on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works.
 66. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
 67. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer, registered in the State of California. Upon submission of improvement plans to the Public Works and Transportation Department for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit is determined when the plans are submitted and is based upon the estimated cost to the department for the work.
 68. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund

or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee is charged against the deposit.

69. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.
70. In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:
- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
 - City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.

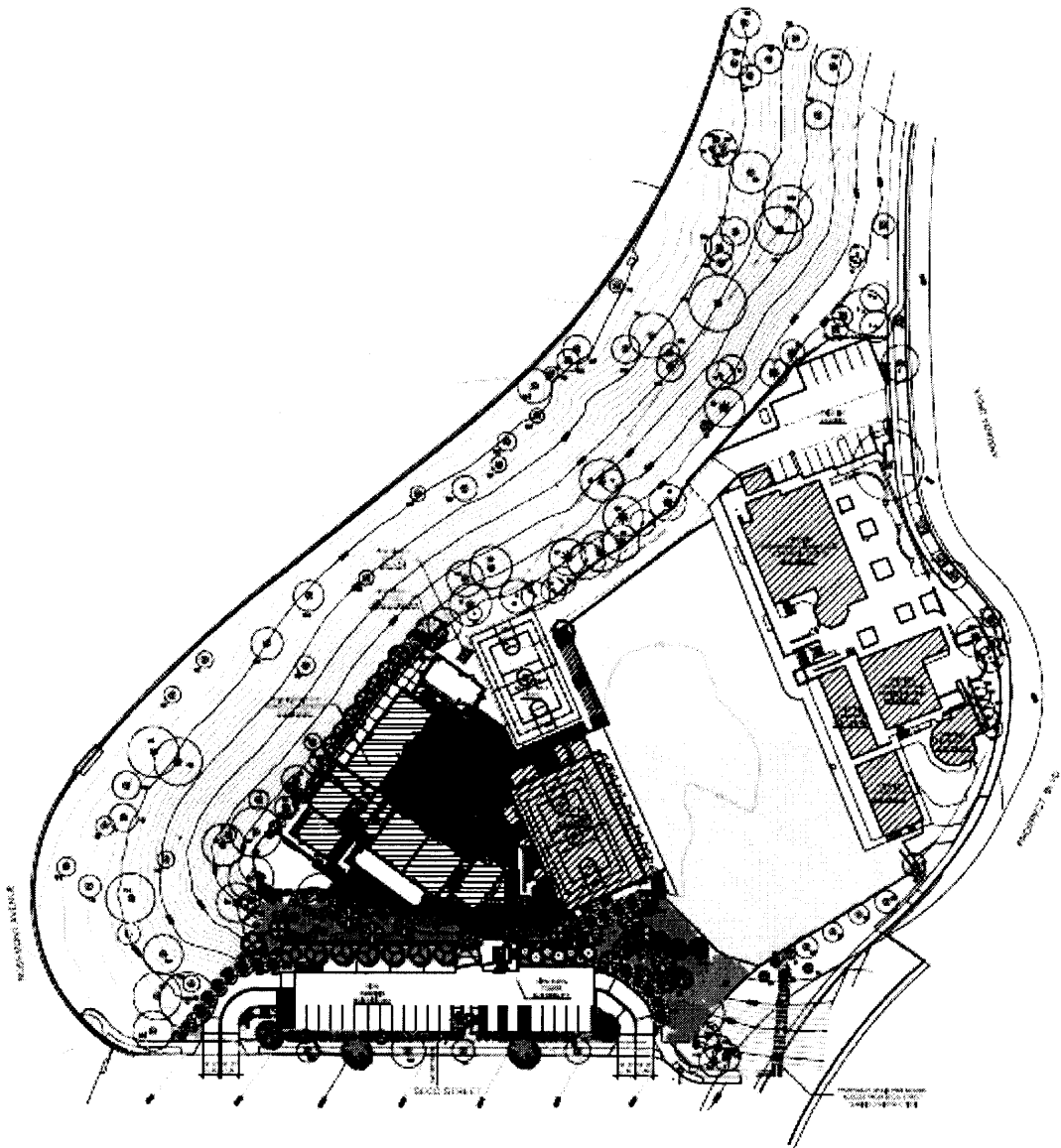
- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC.
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - Monthly reports must be submitted throughout the duration of the project.
 - Summary Report with documentation must be submitted prior to final inspection.
- A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.
- If you have questions regarding the above conditions and requirements of the ordinances, please contact Yannie Wu, Department of Public Works, at (626) 744-3762.

EXHIBIT A



Chandler School
Phase I Site Plan

EXHIBIT B



Chandler School
Phase II Site Plan