

# Maranatha High School

## Master Plan



**MARANATHA HIGH SCHOOL**  
A COLLEGE PREPARATORY CHRISTIAN SCHOOL



City of Pasadena

Planning & Community Development

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## MARANATHA HIGH SCHOOL MASTER PLAN 2014

The purpose of a Master Plan, as set forth in Pasadena Zoning Code Section 17.61.050(I) 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 orderly and thorough City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development. Maranatha High School (MHS) is proposing a 20-year Master Plan. This allows for the City, residents and persons working in the neighborhood to evaluate the proposed uses that are anticipated to occur on the MHS campus for the next 20 years.

In 2005, Maranatha High School (MHS) obtained a Conditional Use Permit (CUP) #4367 to allow the establishment of a private high school on the former Ambassador College Campus and a Minor Conditional Use Permit to allow shared parking between Maranatha High School and Harvest Rock Church (operating at the Ambassador Auditorium). The shared parking agreement entitles Harvest Rock Church, which began operations at the Ambassador Auditorium in 2005, access to Maranatha's on-campus parking facilities for a certain period of time weekly, and for certain events annually. Maranatha's parking facilities include a 306 space subterranean parking structure and a 54 space surface parking lot. This agreement is still in place.

In 2008, Maranatha was granted three modifications to the conditions applied to their CUP related to the established use:

- To increase the total number of enrolled students allowed from 650 to 800;
- To increase the total number of school employees (administrative, faculty, other related staff) from 84 to 120; and
- To allow signage as permitted by the Zoning Code for the school.

The proposed MHS Master Plan does not include an increase in student enrollment or faculty/staff beyond the currently entitled limit, but would result in the build out of the physical facilities needed to fully realize the school's long term vision for the campus.

Maranatha High School occupies the southeast quadrant of the former Ambassador College site located at 169 South St. John Avenue. The campus is 4.14 acres in total area and is bounded by St. John Avenue/Interstate 710 to the east, West Del Mar

Boulevard to the south, the historic Manor Del Mar and garden areas of the Ambassador Campus on the west and the Ambassador Auditorium to the north.

The areas to the west of the Maranatha campus are a mix of historic single-family residences (including the Ross Grove Landmark District) and early and mid-20th century apartment blocks. A pedestrian pathway along vacated Terrace Drive runs north-south the full length of the former Ambassador College and provides the primary circulation route through the campus.



#### 4. PROJECT DESCRIPTION

The proposed Master Plan would take place in three phases over twenty years. The Master Plan will result in a total of approximately 29,000 square feet of new construction and 15,500 square feet of remodeled or converted space. The project also calls for the installation of a perimeter fence around the campus, the construction of an outdoor swimming pool and sports courts, and the after-the-fact permitting of directional signage at several locations.

##### Phase I

- New, 4,500 square foot, two-story administrative structure (Building “B”);

- Improvements to the existing northern surface parking lot striping, landscaping and exterior lighting; and
- Installation of a new solid steel perimeter fence

#### Phase II

- Relocation of the existing indoor swimming pool from the to the south lawn which would allow for the conversion of 13,500 square feet of buildings “E”, “F”, and “G”;
- Upgrades to electrical, plumbing, and mechanical equipment; and
- The construction of two new sports courts, next to the new outdoor pool, in the southeast corner of the campus

#### Phase III

- A new 16,000 square foot, two-story class room building (Building “H”);
- 6,500 square feet of expanded football related facilities including new bleachers, offices, and locker rooms;
- Enclose an existing utility building (2,000 square feet)
- A new 1,500 square foot planetarium (building “D”) atop the existing academic center (building “C”); and
- A new 500 square foot greenhouse

#### A. Gross Floor Area

The proposed Master Plan includes does not require the demolition of any existing structures, and calls for the conversion of 15,500 square feet and the new construction of 29,000 square. Additional floor area restrictions do not apply in the WGSP-1A zoning district.

#### B. Setbacks (WGSP-1A)

- Front Yard Setback: 20’
- Side Yard Setback: 10’
- Corner Side Yard Setback: 15 feet
- Rear Year Setback: 0’

Site features, such as the perimeter fence, will correspond to the location depicted in Attachment A.

#### C. Height Limit (72’) WGSP-1A

- Building “B” (administrative building): 24 feet (approximately, final heights will be determined during the design review process, but shall adhere largely to

the standards herein, particularly the Master Plan Design Study (Attachment B))

- Building “H” (classroom building): 24 feet (approximately, final heights will be determined during the design review process, but shall adhere largely to the standards herein, particularly the Master Plan Design Study (Attachment B))

D. Lighting

There are no provisions for additional lighting. Lighting associated with the new administrative and classroom buildings will be reviewed at the time those buildings undergo their respective design reviews. **Lighting associated with the proposed sports courts is expressly prohibited** (Attachment D – Condition of Approval #20).

E. On-Site Parking Supply

**The Maranatha High School campus provides** 360 off-street parking spaces to accommodate their students and faculty, which provides **more than the required number of spaces**. 306 spaces are located in a parking structure located below the existing athletic field and 54 spaces in a surface parking lot located adjacent to the parking structure.

Enrollment and Faculty	Parking Ratio	Parking spaces required for approved enrollment and faculty
Student (800)	1 space: 5 students	160 spaces
Faculty (120)	1 space: 2 faculty	60 spaces
Total		220 off street spaces

F. Shared Parking Agreement

The shared parking agreement between Harvest Rock Church and Maranatha remains in place. Operationally, the agreement stipulates that **each entity will have exclusive use of the parking facilities at the specified times described below:**

Each Week: During the 30 hour period beginning at 6:00 pm on Saturday and ending at 11:59 p.m. on Sunday.

Each Calendar Year:

1. During the 36-hour period beginning at 12:00 pm on Christmas Eve and ending at 11:59 p.m. on Christmas day;

2. During the 18-hour period beginning at 6:00 a.m. on Thanksgiving and ending at 11:59 p.m. on the same day; and
3. During the 18-hour period beginning at 6:00 a.m. on Good Friday and ending at 11:59 p.m. on the same day.

#### G. Transfer of Development Rights

The West Gateway Specific Plan allows for 250,000 square feet of institutional uses to be built in the plan area. Upon acquisition of the property, and based on the area of the site Maranatha was allocated 125,341 square feet of development rights. The school sold 107,841 square feet of development rights to Sunrise Senior Living, one of the development partners in the redevelopment of the former college campus. The school retains 17,500 square feet of development rights. **To build out the Master Development Plan as envisioned (29,000 gross square feet), the school needs 11,500 square feet of additional development rights.** There exists (within the other former campus properties) potential for the Maranatha to purchase development rights to build out the Master Development Plan as envisioned.

Further, it has been recommended by the City Council in its action of April 29, 2013 related to the draft General Plan Update that the West Gateway Specific Plan be repealed. The effects of the repeal of the West Gateway Specific Plan on development rights have not been determined and that analyses would be deferred until the adoption of the General Plan. However, if the specific plan is still in place when applications for design review entitlements for new construction are submitted to the City, a condition of approval associated with this Master Plan will ensure that the transfer of development rights are secured in accordance with the standards outlined in the Zoning Code.

#### H. Temporary Parking During Phase One

The existing standards applied to parking on the southeast lawn, which prohibit its use, will be modified to allow parking on an intermittent and temporary basis until the construction of the outdoor pool and sports courts occur during phase two of the project. Maranatha would **be allowed to utilize the southeast lawn for 18 “Parking Days”**, which could include Maranatha extracurricular activities, Harvest Rock Church events, or Pasadena Symphony performances. “Parking Days” is defined here apart from a special event, for example, a special event lasting three days, which uses the southeast lawn for parking every day of that event, would count as three “Parking Days.”

To aid Maranatha in regulating access and use of the southeast lawn, **the perimeter fence**, which is described in Phase One of the Master Plan’s proposed scope of work, **will be erected** around the school perimeter as soon as design review entitlements and building permits can be obtained, **in a period not to exceed three months from City Council approval of the Master Plan.** The design of the fence will be reviewed and

approved by staff before building permit issuance, and any decisions would be subject to call for review by the Design Commission.

The fence will be designed with gates that would allow vehicular access to the southeast lawn anticipating its use until the implementation of phase two of the Master Plan. Maranatha would be required to obtain approvals from both the Department of Public Works and the Department of Transportation **for the construction of two new permanent curb slopes** at locations where vehicles would enter and exit the southeast lawn. These curb slopes would be in place until the implementation of phase two, at which point, they would be removed.

The construction of new buildings will be subject to additional discretionary review. The Zoning Code requires a **Director level approval for new construction up to 25,000 square feet within the West Gateway Specific Plan area**. This approval is subject to call for review by the Design Commission. Design review approval would also be required prior to the issuance of building permits. Also, the conditions of approval associated with the master plan will require that before the issuance of a building permit, **the new perimeter fence shall undergo a staff level design review** to ensure that the exact placement materials, and finishes, which have not yet been determined, will not impact existing trees and are aesthetically compatible with the existing built environment. In the case of the new Administration Building “B” staff design review will also consider the new projects impact on the identified eligible resources (the Student Center) and the projects adherence to the Secretary of the Interior’s Standard for New Construction.

Further, to aid designers and staff in the design review process, Onyx Architects has prepared Attachment B, known as the Master Plan Design Study. The study:

- Defined the project area and its surroundings as a variety of unique spaces along a garden path with small pockets for intimate interaction and expansive open spaces for public interaction.
- Focused on the proposed new building sites; their location and their interaction with adjacent green space.
- Completed a building context analysis that identified the character defining features of the existing structures, elements like elevated roof planes supported by columns, exterior materials and colors.
- Concluded that the visual and physical relationship between the buildings shall be distinct and compatible by adhering to a number of specific standards to guide future development proposals.



## Buildings “B” – Administration Building

Although specific information on the building’s exteriors are not required until the applicant submits an application for consolidated design review (staff level), the design study did make seven prescriptive statements concerning the siting, height, proportion, and certain design elements that the new structure would be required to adhere to:

- Contextually, the new administration building will be an ancillary wing to the existing Student Center. It should be subtle, but relate to the design character of the adjacent Student Center while reflecting contemporary materials, construction techniques and sustainability innovations.
- The footprint of the new administration building shall be set back from the footprint of the student center to the west, with the exception of structurally expressed covered walkways around the perimeter of the building.
- Structurally expressed roof canopies and covered pathways around the new building shall be aligned and proportionately spaced with the adjacent structurally expressive elements of the student center.
- The new building shall not be taller than the underside of the horizontally defined roof plane of the student center.
- The structural system shall be expressed on the exterior of the building, similar to the other adjacent historic mid-century modern institutional buildings to the west and north.
- Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- The externally expressed structural system shall be the articulated framework for transparent or solid ‘in-fill’ elements.

## Building “H” – Classroom Building

Although specific information on the building’s exteriors are not required until the applicant submits an application for consolidated design review (staff level), the design study did make seven prescriptive statements concerning the proposed buildings siting, height, proportion, and certain design elements that the new structure would be required to adhere to:

- The new classroom building adjacent to the athletic center shall have a similar design character but reflect contemporary materials, construction techniques and sustainability innovations.

- The new building shall not be taller than the adjacent natatorium building.
- Horizontal defining elements such as roof planes, capital lines, etc. shall be aligned with adjacent horizontal defining elements.
- The footprint of the new building shall be aligned with the footprint of the directly adjacent gymnasium building to the north.
- The structural system shall be expressed on the exterior of the building, similar to the other adjacent historic mid-century modern institutional buildings to the north.
- Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.

The Master Plan would require the removal of 41 trees out of 139 surveyed on the Maranatha campus. Of these 41 trees, 13 are protected under the City's tree protection ordinance and would require replacement canopy at the prescribed ratio in the tree protection ordinance. Six non-protected mature trees (with DBH's over 19") are also being removed and will be replaced at one half the ratio of native or specimen trees (see Attachment C).

The Ambassador/Maranatha campus has a significant number of mature trees that qualify for protection under the City Tree Protection Ordinance. The proposed building pads presented in the Master Plan are at locations that have the fewest protected native and specimen trees, and have the least impact on the park like setting for which the Ambassador/Maranatha campus is known. A preliminary analysis has determined that there is sufficient land area on the campus to accommodate the required replacement trees (see Attachment C). A condition of the Master Plan requires the applicant to submit final landscape plans for review and approval by the Planning Director.