

## FINDINGS - MARANATHA HIGH SCHOOL MASTER PLAN

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### FINDINGS FOR MASTER PLAN APPROVAL

1. *The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code* in that Maranatha High School (MHS) obtained a CUP to operate as a private high school at 169 South Saint John Avenue in 2005. At that time, it was determined that the proposed private high school would be compatible with the surrounding commercial and residential uses and would operate in a manner that would not adversely impact the adjoining residential uses. In 2008, Maranatha High School applied for and was granted three modifications to the conditions applied to their original CUP. Maranatha has continued to operate successfully and is ideally suited to the former university site since its establishment in 2005 and modification 2008. 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 and the construction of a new outdoor pool and sports courts. These project features adhere to the West Gateway Specific Plan Development Standards. The MHS Master Plan does not propose to increase student enrollment or faculty/staff beyond the currently entitled limit. It proposes a maximum build out of the physical facilities needed to serve the 800 students and 120 school employees positions approved under the 2008 modification to the existing CUP.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;* Maranatha High School is located on the former Ambassador Campus, and the continuing educational/institutional use at this location supports orderly development of the City and continues a stable pattern of land uses. The construction of new facilities proposed under the master plan will be compatible in scale and character with existing development and conserve and protect the historical integrity and character of the City's neighborhoods.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan* in that the General Plan contains goals and objectives supporting expansion opportunities for existing institutions, such as private schools like Maranatha High School (General Policy 13.4). The General Plan also supports development that is compatible with the scale and character of Pasadena, as well as projects that foster historic preservation efforts (General Policy 5.9). The project, in conjunction with the recommended conditions of approval and the mitigation measures in the mitigated negative declaration is consistent with the General Plan. The purposes of the West Gateway Specific Plan are to balance the principles of economic development, historic preservation, and maintenance of local community culture as well as preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas. The Maranatha High School Master Plan is a project that supports the purposes of the West Gateway Specific Plan and is consistent with the objectives and policies within the General Plan Land Use Element.

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* in that the site has operated as an institutional/ educational use since the 1960's. Maranatha High School has operated at the site with minimal impacts to surrounding residential neighborhoods since 2005. The impacts created by the construction and operation of the expanded facilities required to accommodate Maranatha's approved enrollment proposed in the master plan will be carefully monitored and mitigated by limiting construction activities to specific hours to reduce noise impacts and fugitive dust control measures to protect air quality (see Attachment G Initial Study for additional analysis and mitigation of potential environmental impacts).
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* in that the site has operated as an institutional/ educational use since the 1960's. Maranatha High School has operated with minimal impacts to surrounding residential neighborhoods since 2005. Adherence to the master plan's conditions of approval will ensure that the operation of the school will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection;* The applicant commissioned a design study (see Attachment C) of the campus, its adjacent structures, and open spaces. The study defined the project area and its surroundings and identified the character defining features of the existing structures and 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 (refer to Attachment C for detail). Further, the educational/institutional use at this site has operated without significant impacts since the 1960's. Adherence to the master plan's conditions of approval and implementation of environmental mitigation measures will ensure that the operation of the school will continue to create only minimal impacts on adjacent residential neighborhoods.