

Exhibit A

Maranatha High School

Master Plan



MARANATHA HIGH SCHOOL
A COLLEGE PREPARATORY CHRISTIAN SCHOOL



City of Pasadena

Planning & Community Development

December 2014

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MARANATHA HIGH SCHOOL MASTER PLAN 2014

1. INTRODUCTION

The purpose of a Master Plan, as set forth in Pasadena Zoning Code Section 17.61.050(l) 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.

2. BACKGROUND

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.

3. LOCATION

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

5. DEVELOPMENT STANDARDS

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. Maranatha received 125,341 square feet of development rights upon acquisition of the property. 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.

It has been recommended by the Planning Commission that the West Gateway Specific Plan be repealed, as the majority of development potential for the area has been achieved. **The repeal of the specific plan would render the transfer of development rights unnecessary**. However, if the plan remains, a condition of approval is proposed to 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. Finally, 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 driveways at locations where vehicles would enter and exit the southeast lawn.

6. DESIGN REVIEW

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.

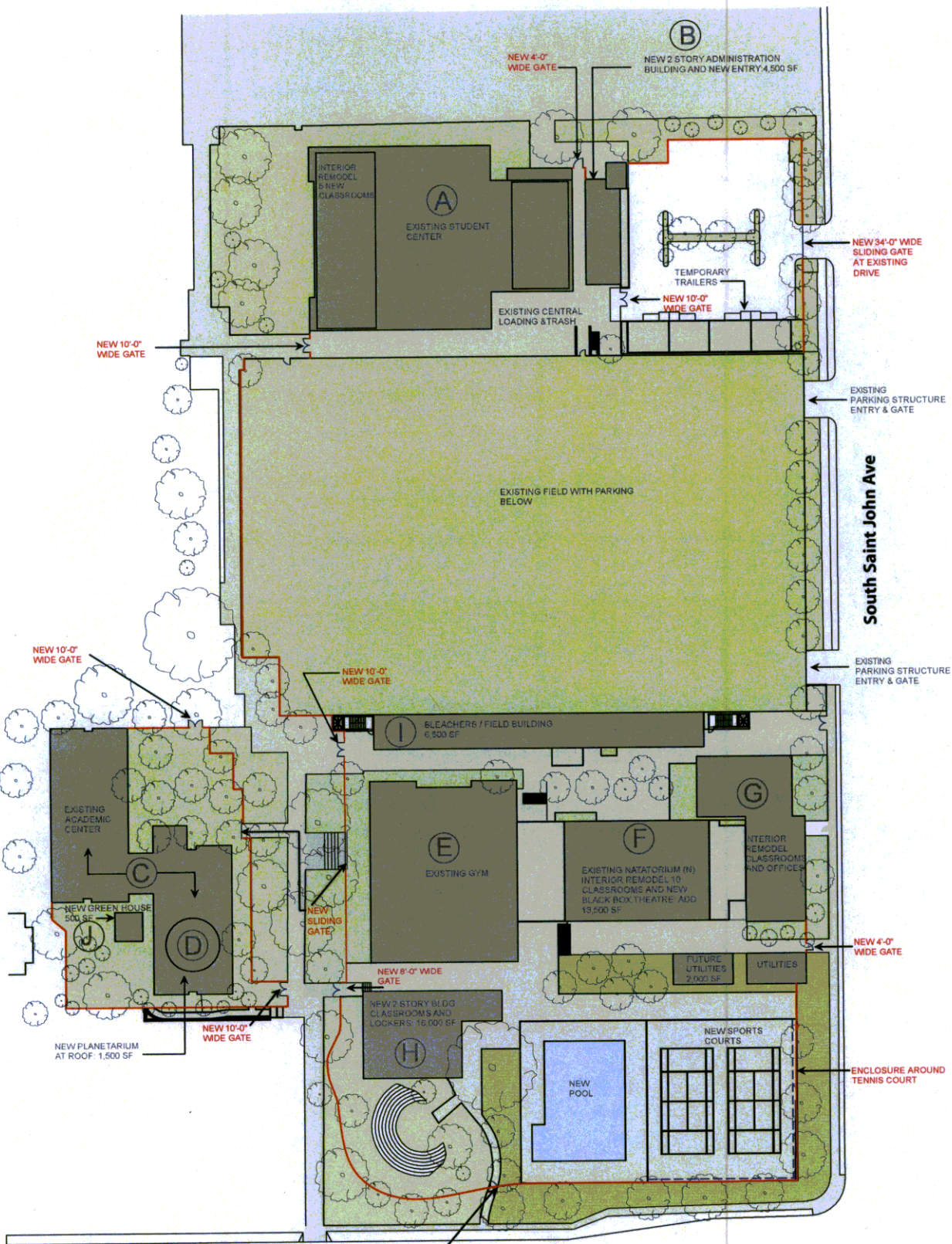
- Horizontal defining elements such as roof planes, capital lines, etc. shall be aligned with adjacent horizontal defining elements.
- The footprint of the new building shall be aligned with the footprint of the directly adjacent gymnasium building to the north.
- The structural system shall be expressed 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.

7. TREE PROTECTION ORDINANCE

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.

ATTACHMENT A



- APPROX. BLDG HEIGHTS**
- A: 35 ft
 - B: 24 ft
 - C: 33 ft
 - D: 55 ft
 - E: 30 ft
 - F: 30 ft
 - G: 28 ft
 - H: 24 ft

West Del Mar Blvd



Point of perspective camera shots

Note: Building Heights are measured from finished grade at base of building. Finish grades slope east and south.

MARANATHA SITE PLAN
SCALE: NTS



ATTACHMENT B

MARANATHA ATTACHMENT D

MASTER DEVELOPMENT PLAN

AMBASSADOR WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA | CALIFORNIA

A MASTER DEVELOPMENT PLAN DESIGN STUDY THAT INCLUDES BUILDING DESIGN GUIDELINES FOR THE FUTURE DEVELOPMENT OF MARANATHA HIGH SCHOOL IN PASADENA'S AMBASSADOR WEST CAMPUS.



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 - Building Contextual Analysis
 - Existing Tectonics / Materiality as Character Defining Features
 - Proposed Tectonics / Materiality as Relative Character Defining Features
- 3.0 Preliminary Design Study
 - Proposed Development Design Precedence, Approach + Concept Statement
 - Elevation Study Reference Plan
 - Elevation Studies
 - Massing Studies
- 4.0 Appendix
 - Photo Reference Site Plan
 - City of Pasadena Department of Community Development | Student Center Cultural Resource Narrative and Preservation Requirements

PREPARED BY

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DECEMBER 2013

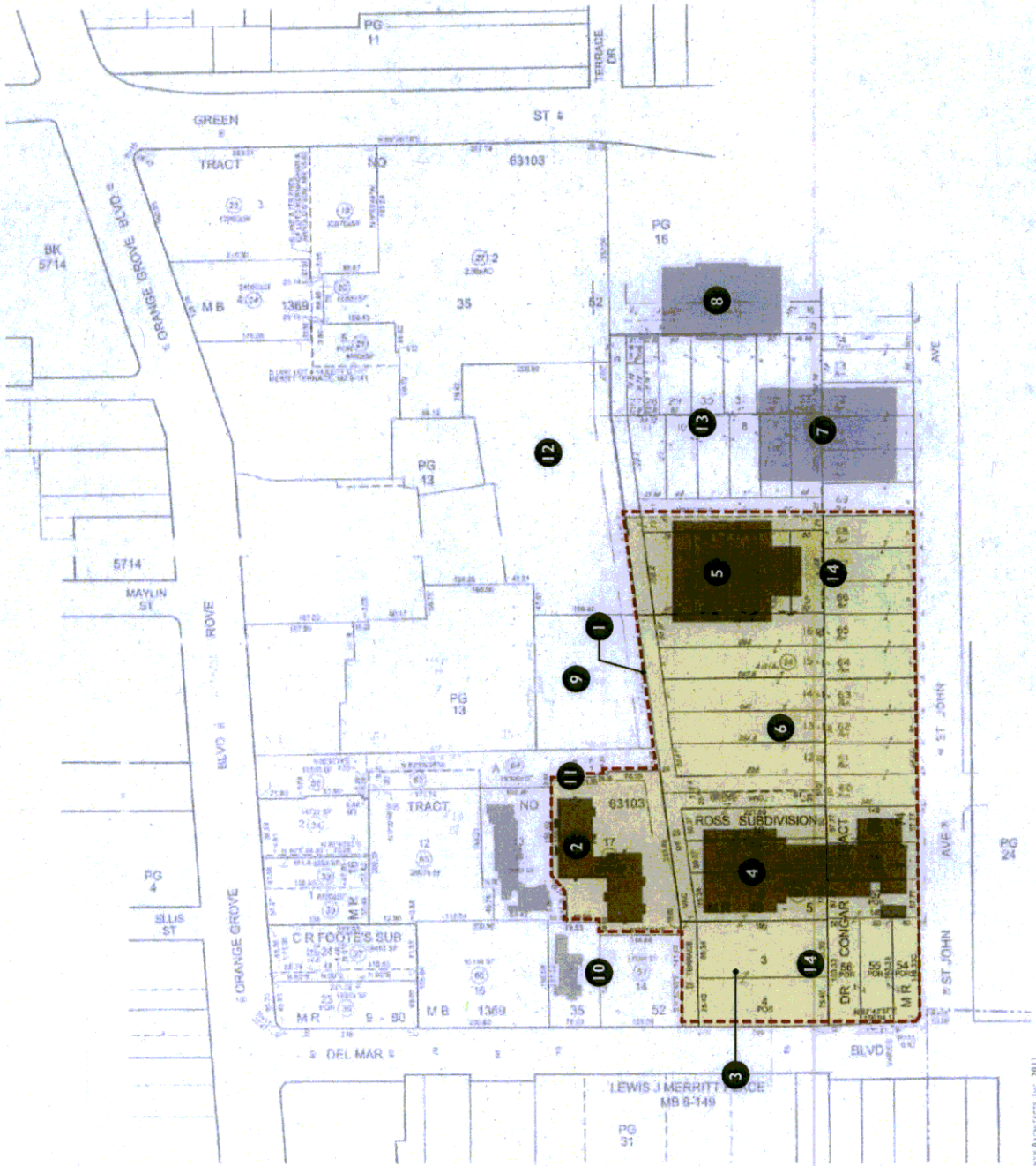
INTRODUCTION

ASSESSORS PARCEL MAP |
 MARANATHA HIGH SCHOOL LEGAL
 BOUNDARY

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater
- 4 Existing Athletic Center
- 5 Existing Student Center
- 6 Existing Athletic Field with parking below
- 7 Adjacent Existing Ambassador Auditorium; Not a Part
- 8 Adjacent Existing Hall of Administration + Offices; Not a Part
- 9 Adjacent Existing Fowler Garden; Not a Part
- 10 Adjacent Existing Single Family Residence; Not a Part
- 11 Adjacent Existing Grove Walk + Stream; Not a Part
- 12 Adjacent Existing Great Lawn; Not a Part
- 13 Adjacent Existing Plaza; Not a Part
- 14 Proposed Development Site



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0.1

INTRODUCTION
AMBASSADOR WEST SITE PLAN

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
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AMBASSADOR WEST CAMPUS
 169 SOUTH ST. JOHN AVENUE
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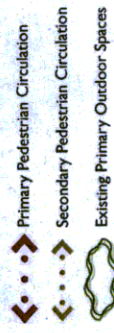
INTRODUCTION
AMBASSADOR WEST SITE ANALYSIS

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater; No work proposed
- 4 Existing Athletic Center
- 5 Existing Student Center
- 6 Existing Athletic Field with parking below
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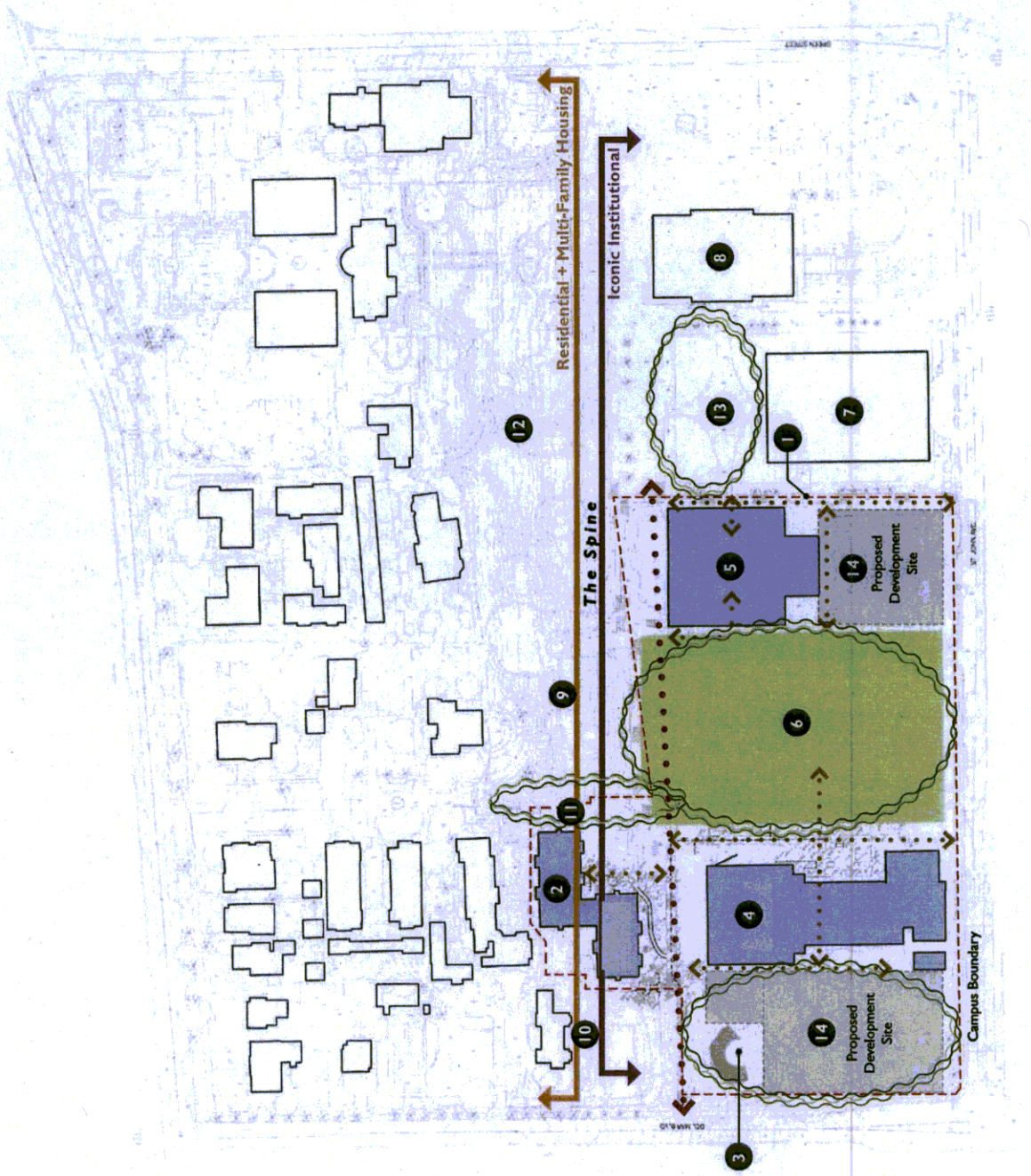
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- 12 Adjacent Existing Great Lawn; Not a Part
- 13 Adjacent Existing Plaza; Not a Part
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MASTER DEVELOPMENT PLAN
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0.3



DEVELOPMENT PARAMETERS
SITE CONTEXTUAL ANALYSIS

SLE SHEET 4.0 FOR PHOTO REFERENCE PLAN

There are several interplaying elements that make up the ambassador west campus. But the character of the outdoor experience can simply be described as: A variety of unique spaces along a garden path....

1. Main easement paths provide public pedestrian access across the entire ambassador west campus.
2. Along these main paths are secondary and tertiary paths, as well as pockets for intimate interaction, or expansive spaces for extraverted social interaction.
3. At grade changes, vertical and horizontal elements intersect each other to provide depth and cohesiveness of design.
4. Similar color and material palettes with common built features.



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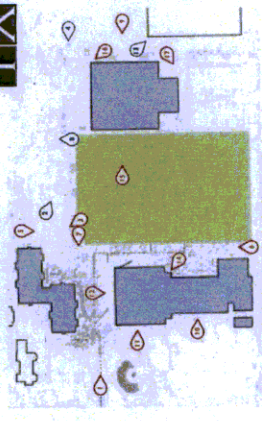


Photo Reference Plan

- # Inside the Maranatha Campus boundary
- # Outside the Maranatha Campus boundary

MASTER DEVELOPMENT PLAN
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DEVELOPMENT PARAMETERS
EXISTING SOUTH MARANATHA
CAMPUS ANALYSIS

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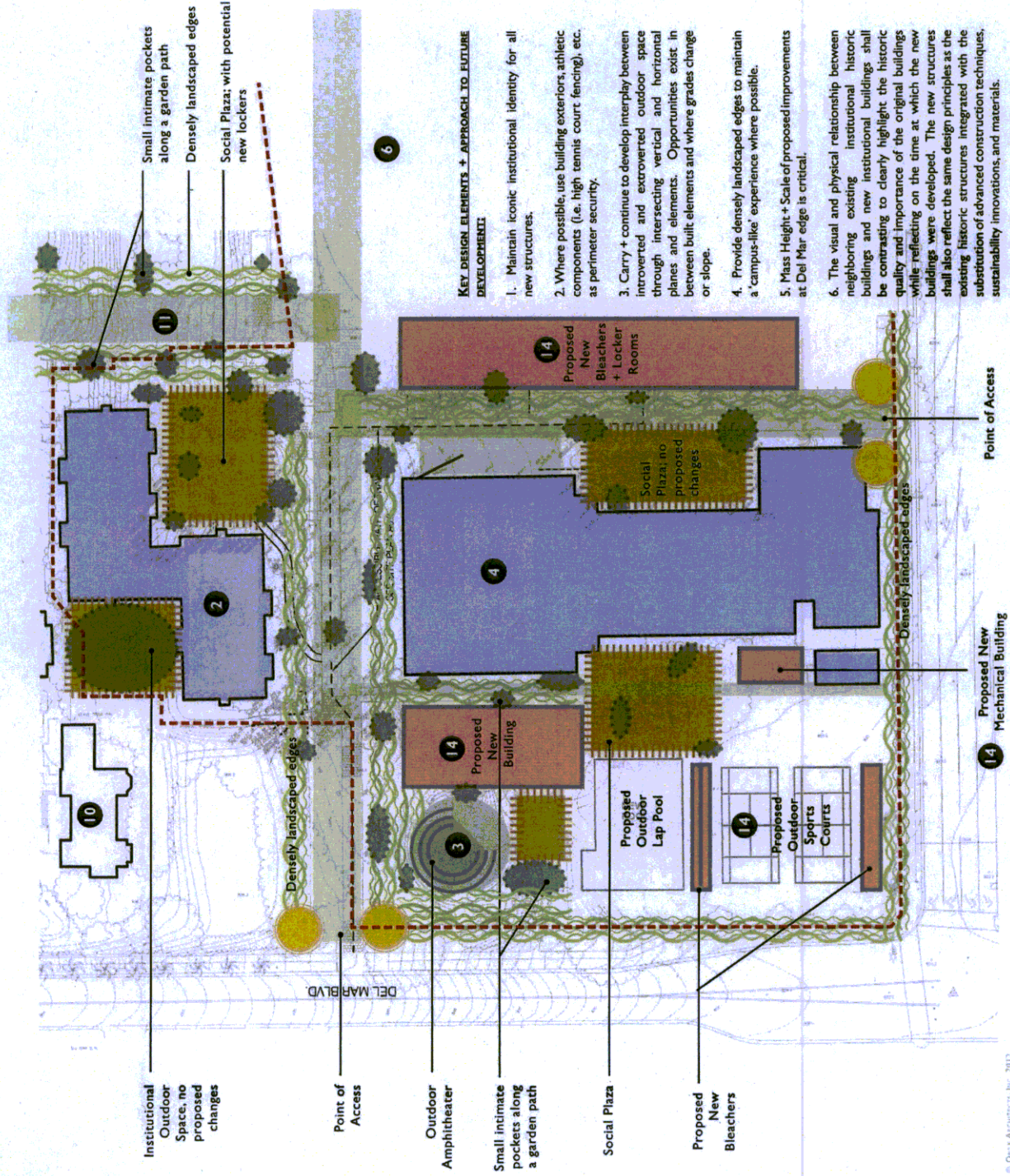


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- 12 Adjacent Existing Great Lawn; Not a Part
- 13 Adjacent Existing Plaza; Not a Part
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KEY DESIGN ELEMENTS + APPROACH TO FUTURE DEVELOPMENT

1. Maintain iconic institutional identity for all new structures.
2. Where possible, use building exteriors, athletic components (i.e. high tennis court fencing), etc. as perimeter security.
3. Carry + continue to develop interplay between introverted and extraverted outdoor space through intersecting vertical and horizontal planes and elements. Opportunities exist in between built elements and where grades change or slope.
4. Provide densely landscaped edges to maintain a 'campus-like' experience where possible.
5. Mass Height + Scale of proposed improvements at Del Mar edge is critical.
6. The visual and physical relationship between neighboring existing institutional historic buildings and new institutional buildings shall be contrasting to clearly highlight the historic quality and importance of the original buildings while reflecting on the time at which the new buildings were developed. The new structures shall also reflect the same design principles as the existing historic structures integrated with the substitution of advanced construction techniques, sustainability innovations, and materials.

DEVELOPMENT PARAMETERS
NORTH MARANATHA CAMPUS
ANALYSIS

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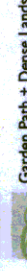
Extruded Outdoor Space



Introverted Outdoor Space



New Building or Structure



Existing Building or Structure

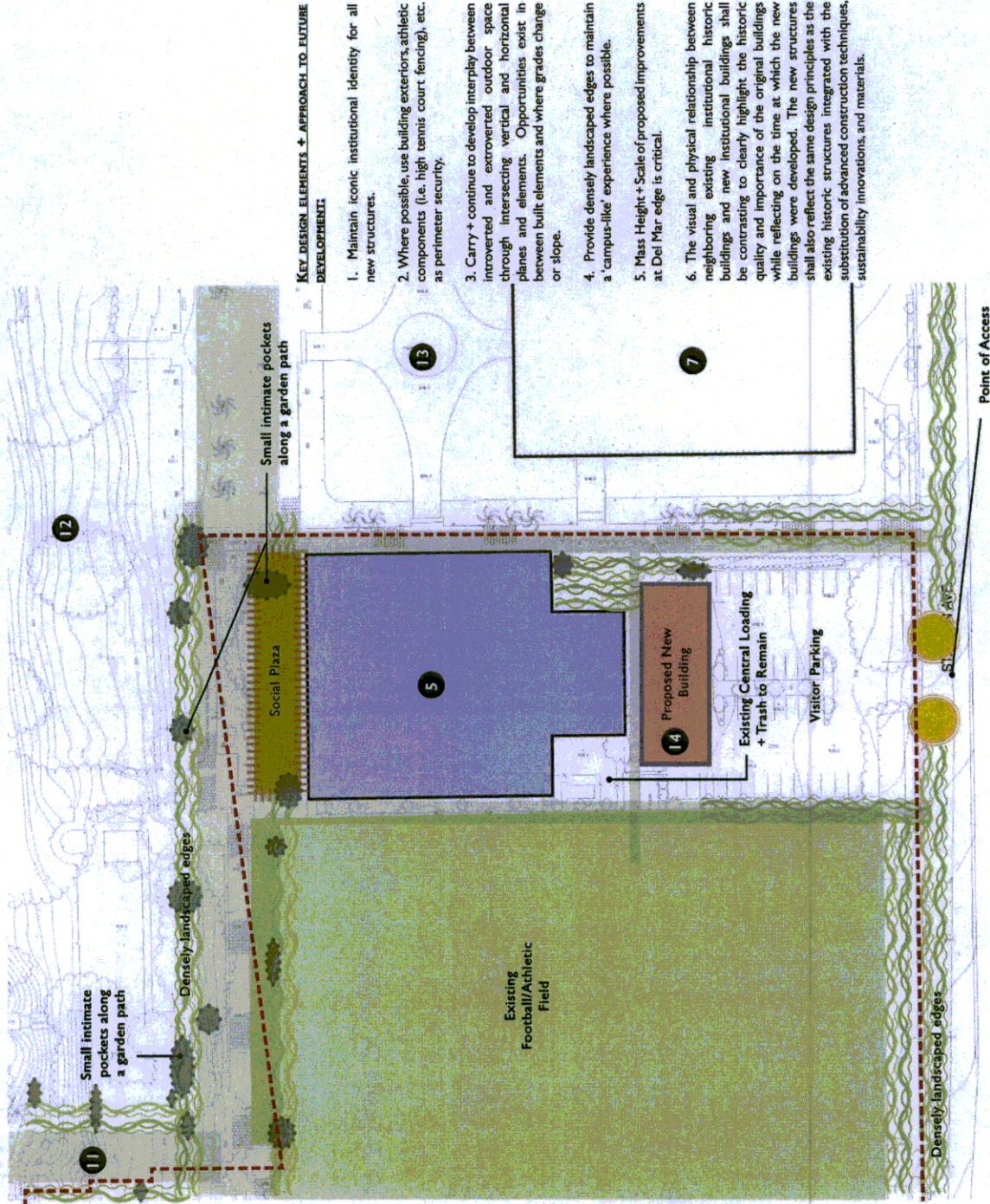


Garden Path + Dense Landscaping



Main Entry / Point of Access

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DESIGN PARAMETERS
BUILDING CONTEXTUAL ANALYSIS
 SEE SHEET 4.0 FOR PHOTO REFERENCE PLAN

A majority of the structures that are used by the school, or are directly adjacent to the school, feature similar traits which help unify these group of buildings. Design features include as shown:

1. Elevated roof planes supported by articulated exterior vertical elements (columns)
2. Repetition and Rhythmic balance
3. Solid vs. Transparent "Panels"
4. Similar color and tactile palettes



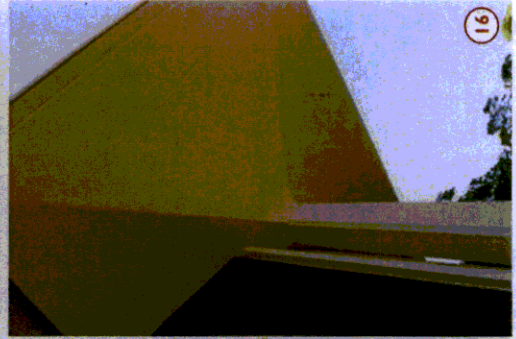
Photo Reference Plan

Inside the Maranatha Campus boundary

Outside the Maranatha Campus boundary

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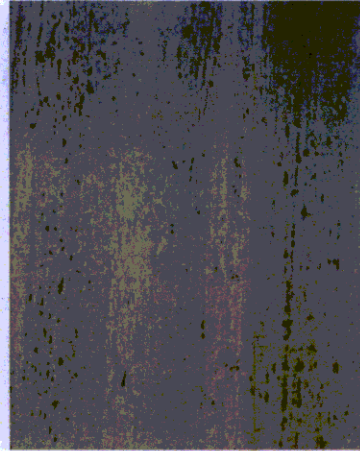
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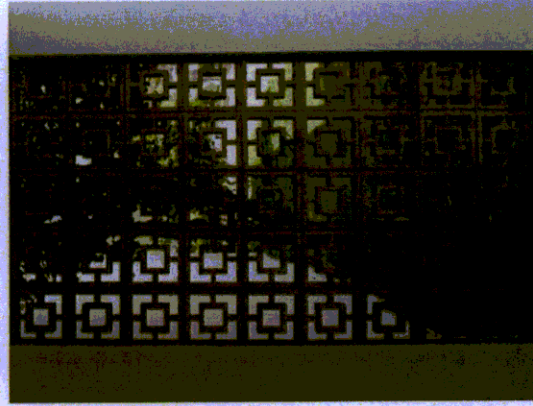
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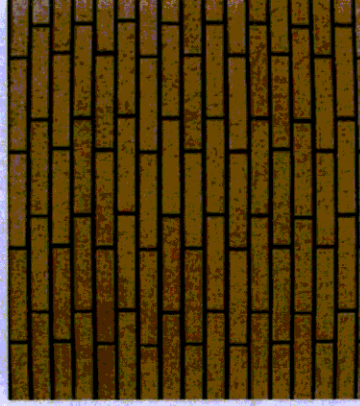
PAINTED CONCRETE | This is the main materialistic and formally unifying element featured in the design character of all the iconic institutional buildings on the Ambassador West campus. Used in conjunction with structural systems, painted concrete is seen in all of the historically important structures on the east side of this campus. The most important character defining feature of these elements to note are their immediately adjacent relationships to mass and transparency where they act as frame or separator while also defining the structural identity of the building.



MARBLE PANEL | Used in limited applications to highlight main entries or passageways.



SCREENING ELEMENTS | Use in limited applications to highlight main entries or passageways. Also used in conjunction with landscaped pathways.



BRICK MASONRY | The materialistic quality of this element helps support the character defining features of the architecture. Used primarily as main wall 'in fill' finish to define mass. Note the unit color, size and patterning.



WALL TILE | The materialistic quality of this element helps support the character defining features of the architecture. Used as a main exterior wall 'in fill' finish in limited applications to define mass at the corners of the building. Note the variance in tone, size and pattern of the tiles.

DESIGN PARAMETERS
EXISTING TECTONICS / MATERIALITY
AS CHARACTER DEFINING FEATURES



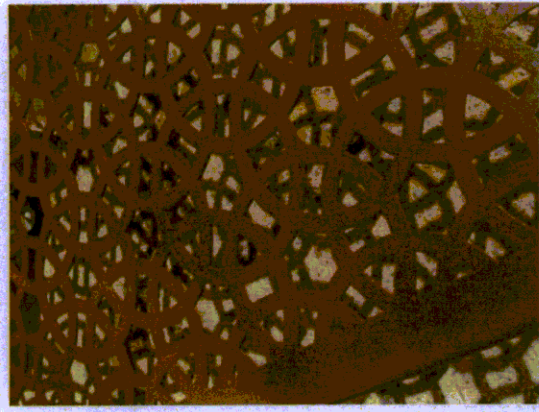
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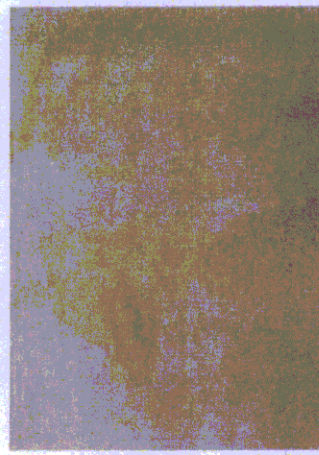
DESIGN PARAMETERS
 PROPOSED TECTONICS / MATERIALITY
 AS RELATIVE CHARACTER DEFINING
 FEATURES



ONYX ARCHITECTS



SCREENING ELEMENTS | Use in limited applications to highlight main entries or passageways. Also use in conjunction with landscaped pathways and fencing. Decorative laser-cut metal panels are an acceptable substitute.



POLISHED COLORED CONCRETE + SMOOTH PLASTER | This can be used as a main tectonic and materialistic unifying design element. Aside from polished colored concrete, other suitable substitutes are smooth plaster or metal panels in a similar color. Can be a main element or can also be used in limited applications in conjunction with patterned tactile in fill wall panels or glazing. Painted and well articulated structural steel can imply a similar character.



PAINTED STEEL | Use for defining the structural identity of the building + expression of passage ways around buildings.

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
 AMBASSADOR WEST CAMPUS
 169 SOUTH ST. JOHN AVENUE
 PASADENA | CALIFORNIA
 DECEMBER 2013
2.2

**PRELIMINARY DESIGN
STUDY**
PROPOSED DEVELOPMENT DESIGN
PRECEDENCE, APPROACH + CONCEPT
STATEMENT



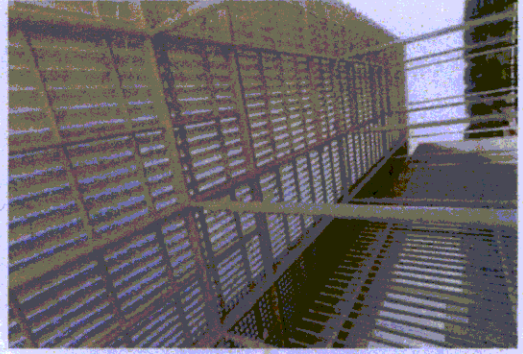
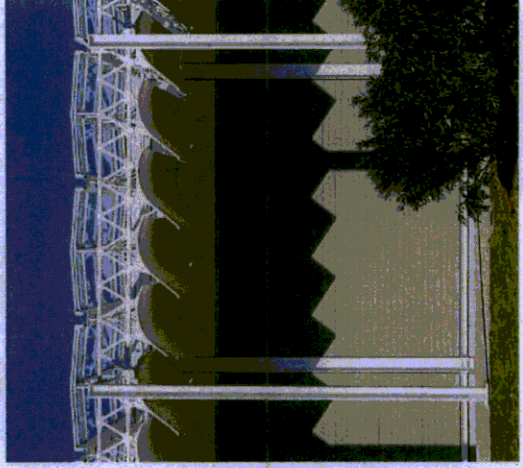
ONYX ARCHITECTS

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
AMBASSADOR WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA | CALIFORNIA
D E C E M B E R 2 0 1 3

3.0



THE DESIGN APPROACH FOR NEW DEVELOPMENT SHOULD REFLECT THE DESIGN CHARACTER OF THE EXISTING ICONIC INSTITUTIONAL BUILDINGS. FORMALLY, NEW BUILDINGS SHOULD IMPLY A CONTINUOUS PATTERN REPEATED WITH DIFFERENT TYPES OF MATERIALS AND ELEMENTS, BUT IMPLIED REPETITION OF FORM CAN ALSO BE A CONTRASTING ELEMENT BY USING MASS. REFER TO DESIGN PARAMETERS ON SHEET 2.0 FOR KEY DESIGN ELEMENTS THAT ARE NECESSARY FOR ALL NEW STRUCTURES AND BUILDINGS. LASTLY, THE IMPORTANCE OF STRENGTHENING AND SUPPORTING THE DESIGN CHARACTER RELATIONSHIP BETWEEN NEW AND OLD STRUCTURES OR BUILDINGS WILL SUPPORT THE IDENTITY OF THE AMBASSADOR WEST CAMPUS COMMUNITY AND SURROUNDING NEIGHBORHOODS.



PRELIMINARY DESIGN

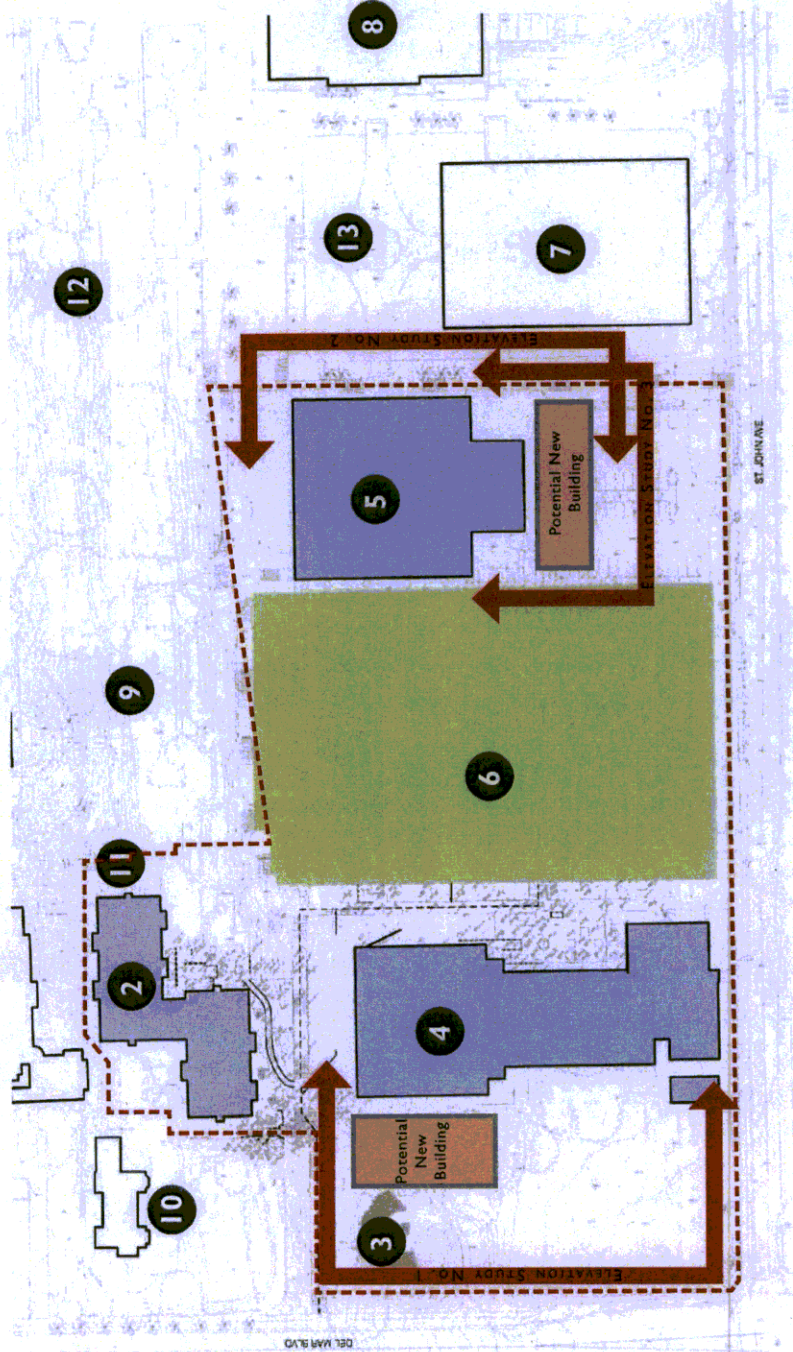
STUDY

REFERENCE SITE PLAN

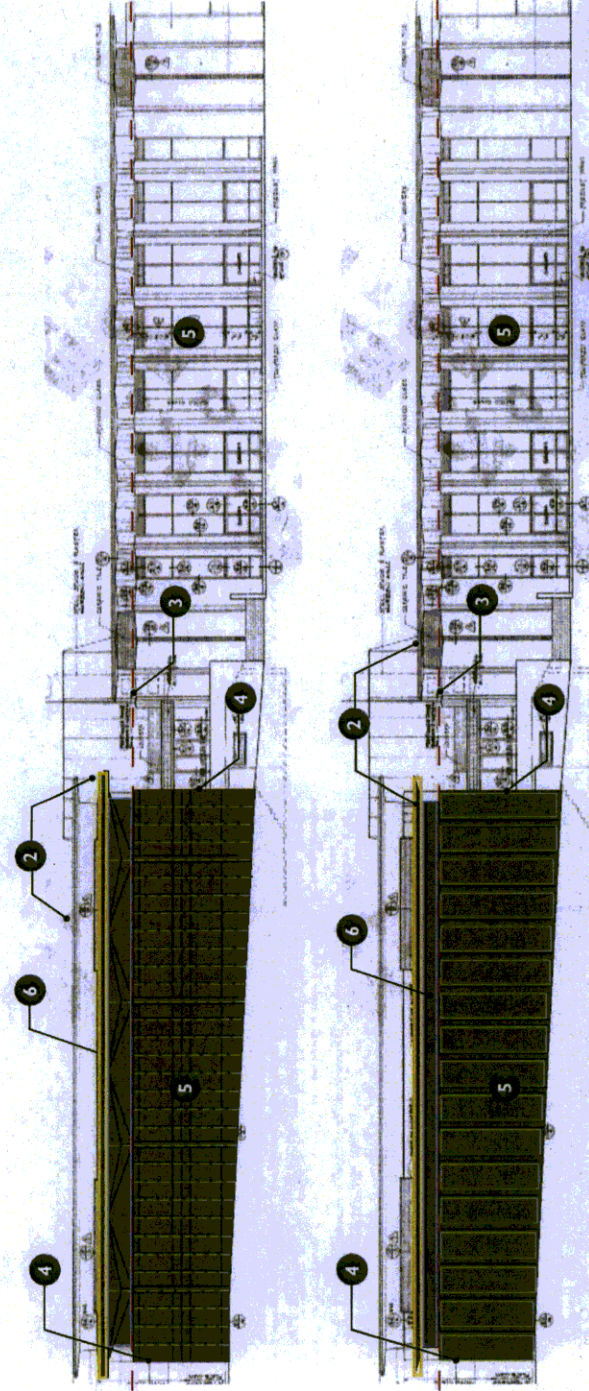
- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater; No work proposed
- 4 Existing Athletic Center
- 5 Existing Student Center
- 6 Existing Athletic Field with parking below
- 7 Adjacent Existing Ambassador Auditorium; Not a Part
- 8 Adjacent Existing Hall of Administration + Offices; Not a Part
- 9 Adjacent Existing Fowler Garden; Not a Part
- 10 Adjacent Existing Single Family Residence; Not a Part
- 11 Adjacent Existing Grove Walk + Stream; Not a Part



ONYX ARCHITECTS



MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
 AMBASSADOR WEST CAMPUS
 169 SOUTH ST. JOHANE AVENUE
 PASADENA | CALIFORNIA
 D E C E M B E R 2 0 1 3

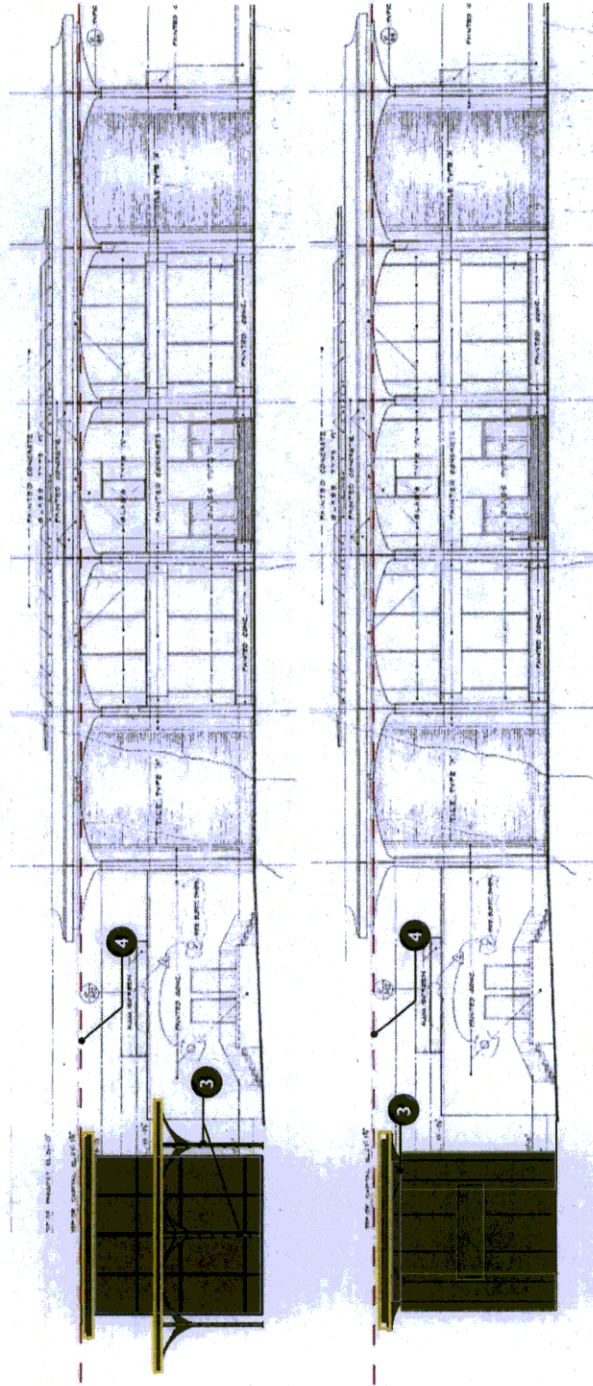


Elevation Study No. 1 - Looking North

DESIGN GUIDELINES + STRATEGIES

- 1 The new classroom building adjacent to the athletic center shall have a similar design character but reflect contemporary materials, construction techniques and sustainability innovations.
- 2 The new building shall not be taller than the adjacent natatorium building.
- 3 Horizontal defining elements such as roof planes, capital lines, etc. shall be aligned with adjacent horizontal defining elements.
- 4 The footprint of the new building shall be aligned with the footprint of the directly adjacent gymnasium building to the north.
- 5 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.
- 6 Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.

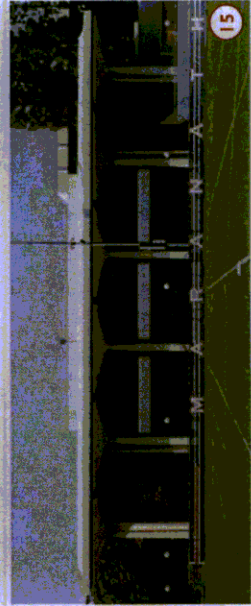




Elevation Study No. 2 - Looking South

DESIGN GUIDELINES + STRATEGIES

- 1 Contextually, the new administration building will be an ancillary wing to the existing student center which is an important element of the historic plaza. It should be subtle, but relate to the design character of the adjacent student center while reflecting contemporary materials, construction techniques and sustainability innovations.
- 2 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.
- 3 Structurally expressed roof canopies and covered pathways around the new building shall be aligned and equally proportionally spaced with the adjacent structurally expressive elements of the student center.
- 4 The new building shall not be taller than the underside of the horizontally defined roof plane of the student center.
- 5 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.
- 6 Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.





Elevation Study No. 3 - Looking East

The new administration building will be the new face to Maranatha High School. As visitors enter the parking lot, they will be welcomed by an articulated steel structural and canopy system that sets a precedent for the rest of the campus. The transparency of the administration building is also a key design characteristic that reflects the administrator's relationship with their students and surrounding community.

DESIGN GUIDELINES + STRATEGIES

- 1 Contextually, the new administration building will be an ancillary wing to the existing student center which is an important element of the historic plaza. It should be subtle, but relate to the design character of the adjacent student center while reflecting contemporary materials, construction techniques and sustainability innovations.
- 2 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.
- 3 Structurally expressed roof canopies and covered pathways around the new building shall be aligned and equally proportionally spaced with the adjacent structurally expressive elements of the student center.
- 4 The new building shall not be taller than the underside of the horizontally defined roof plane of the student center.
- 5 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.
- 6 Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.



ONYX ARCHITECTS

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
AMBASSADOR WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA | CALIFORNIA
D E C E M B E R 2 0 1 3

PRELIMINARY DESIGN STUDY
CAMPUS MASSING STUDY

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater: No work proposed
- 4 Existing Athletic Center
- 5 Existing Student Center
- 6 Existing Athletic Field with parking below
- 7 Adjacent Existing Ambassador Auditorium: Not a Part
- 8 Adjacent Existing Hall of Administration + Offices: Not a Part
- 9 Adjacent Existing Fowler Garden: Not a Part
- 10 Adjacent Existing Single Family Residence: Not a Part
- 11 Adjacent Existing Grove Walk + Stream: Not a Part



ONYX ARCHITECTS

- 12 Adjacent Existing Great Lawn: Not a Part
- 13 Adjacent Existing Plaza: Not a Part
- 14 Proposed Development Site

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
AMBASSADOR WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA | CALIFORNIA
D E C E M B E R 2 0 1 3

3.5



LOOKING NORTH WEST FROM SOUTH EAST CORNER OF STUDENT CENTER



LOOKING WEST ALONG NORTH SIDE OF STUDENT CENTER

LOOKING NORTH WEST FROM SOUTH EAST CORNER OF ATHLETIC CENTER

PRELIMINARY DESIGN

STUDY
CAMPUS MASSING STUDY

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater: No work proposed
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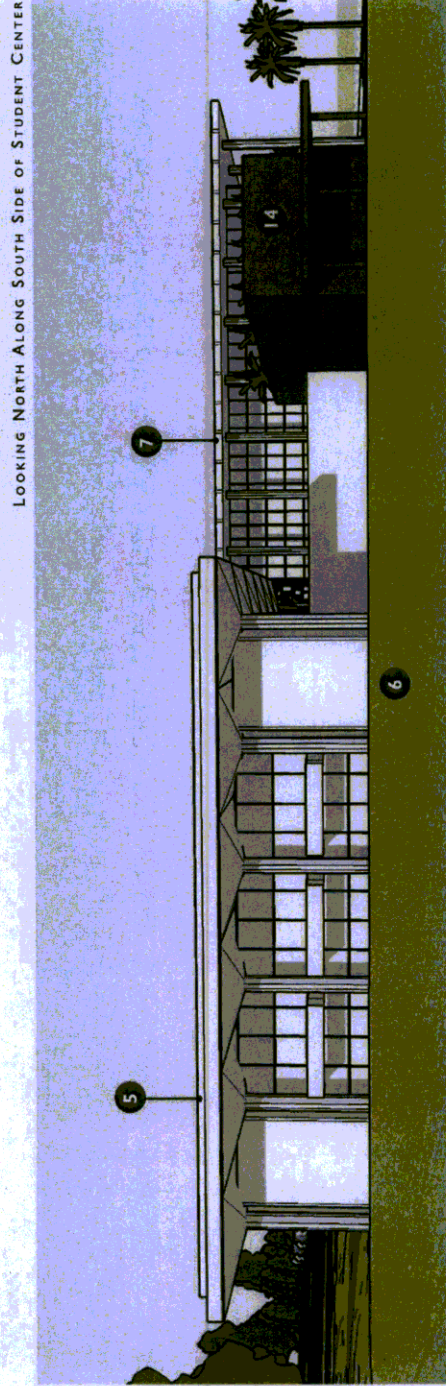


ONYX ARCHITECTS

- 12 Adjacent Existing Great Lawn; Not a Part
- 13 Adjacent Existing Plaza; Not a Part
- 14 Proposed Development Site



LOOKING SOUTH EAST FROM PLAZA NORTH OF STUDENT CENTER



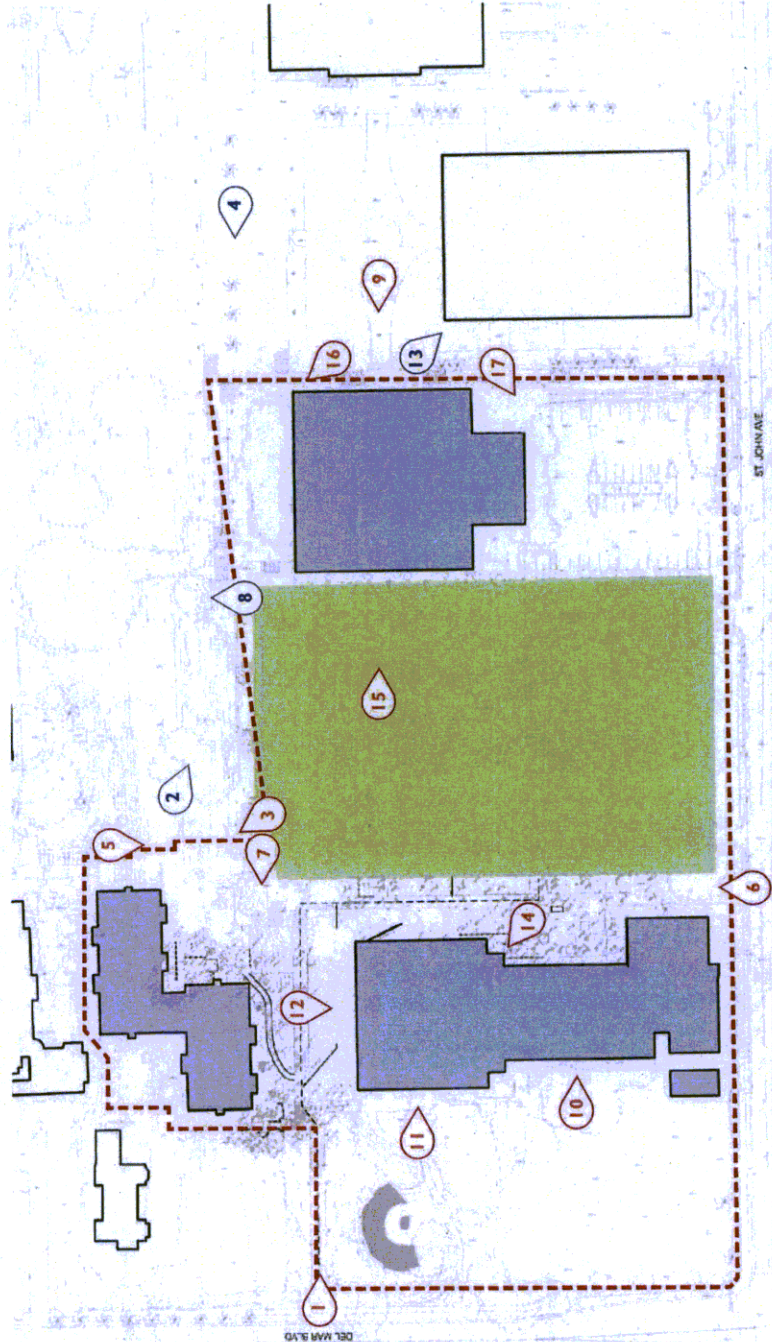
LOOKING NORTH ALONG SOUTH SIDE OF STUDENT CENTER

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
 AMBASSADOR WEST CAMPUS
 169 SOUTH ST. JOHN AVENUE
 PASADENA | CALIFORNIA
 DECEMBER 2013

APPENDIX
PHOTO REFERENCE PLAN

Inside the Maranatha Campus boundary

Outside the Maranatha Campus boundary



ONYX ARCHITECTS

MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA | CALIFORNIA
DECEMBER 2013

4.0

APPENDIX

**CITY OF PASADENA
COMMUNITY DEVELOPMENT
DEPARTMENT
STUDENT CENTER CULTURAL
RESOURCE PRESERVATION NARRATIVE +
REQUIREMENTS**



ONYX ARCHITECTS

**MASTER DEVELOPMENT PLAN
MARANATHA HIGH SCHOOL
AMBASSADOR WEST CAMPUS
169 SOUTH ST. JOHN AVENUE
PASADENA, CALIFORNIA
91102-2013**

The Student Center (Dining Hall) conforms specifically to the description of the property subtype as a college campus building that was occupied by a single entity, and consciously sited and oriented to bear a relationship to the greater campus, to pedestrian circulation, and to open space and landscaping concerns.

Architecturally, the Student Center (Dining Hall) is designed and built in the style that has come to be termed, New Formalist. It is an architectural trend which began in the late 1930s and was popular until the 1970s. As a movement, it was rooted in opposition to the modernist and austere approach of the International Style, and expressed itself through classic forms and applied ornamentation. Formalism in contemporary architecture was identified in 1960 by architectural historian William Jordy as a representation that drew upon the classical tradition in architecture, though its elements were reinterpreted through the contemporary language of the machine aesthetic of the International Style. Formalism was an effort to wed the building forms of the past with new forms enabled by advances in building technology. New Formalist buildings embraced many Classical precedents such as building proportion and scale, classical columns, highly stylized entablatures, and colonnades. They also used the newly discovered plastic-like qualities of concrete to create new forms such as umbrella shells, waffle slabs and folded plates. Buildings designed in this style have a carefully organized hierarchy of space, and an emphasis is placed on the structural grid of the building. A single volume structure is preferred, and the buildings are often separated from nature by being set on a raised podium or base. Many have an exotic flavor and exterior wall surfaces of cast stone, brick and marble. New Formalist civic buildings are designed on a larger urban scale and achieve a monumental presence by emphasizing symmetry and the axis or orientation of the building.

The Student Center (Dining Hall) is a two story structure that is square in plan. The exterior walls are constructed of reinforced, poured-in-place concrete, with portions of the exterior clad in horizontally emphasized red brick. Each of the facades is divided into five shallow arching bays, the three central bays are glazed, glass panels held within extruded aluminum frames. A series of precast columns support a cantilevered roof referencing the classical temple of antiquity. An addition was constructed on the east-facing elevation in 1983. The building has retained its integrity.

This building was last surveyed in 1996. At that time, the building was only 31 years old, significantly below that threshold for designating historic resources recommended by the National Register of 50 years. Presently, the building is 48 years old, and this is the first time since the initial evaluation that the building has been considered for historic preservation. Based on the creation of the new historic context, and an analysis of the buildings current condition, it appears that the building would meet local designation criteria as an individual landmark, with an NRHP Status Code of 5S3. This analysis and conclusion does not result in a designation of the property, it merely identifies the structure as an eligible historic resource. The Historic Preservation Ordinance does apply to eligible buildings, and potentially adverse impacts to an eligible resource would require review by staff or by the Design Commission.

The 4,500 square foot administration building that is proposed in the master plan scope of work would be physically separate from the Student Center and located to the east. The location of the building had does not visually interfere with the formal setting in front of the Ambassador auditorium. The new bleachers, weight room and offices would be attached to, and built along the south end of the parking garage, a building historically non-architecturally significant structure. The new 16,000 square foot classroom building would be located at the far south end of the property between Del Mar Boulevard and the existing gymnasium. This structure would be a separate structure from buildings at the south end of campus. No historic garden areas would be demolished, relocated, removed, or significantly altered to accommodate the building pads for new construction. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource, and the project would have no related significant impacts.

As required by Section 17.61.030 of the Zoning Code, the design of this project for buildings up to 25,000 square feet will be reviewed for approval by the Director of Planning. This regulatory procedure was established to ensure that the design colors, and finish materials or new development comply with adopted design guidelines and achieve compatibility with the surrounding area in the case of new construction that may have an adverse impact on an historic resource, the regulatory procedure will ensure that any impacts on the resource can be mitigated, and any new construction, addition, or alteration of the eligible resource comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The new Administration building proposed next to the Student Center would be subject to these review procedures, and as part of the design review, staff is qualified to apply historic preservation principles and standards to ensure that the new construction does not create an adverse impact on the eligible resource. Staff level approvals may be appealed to the Design Commission

7. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

WHY? One building has been identified as an eligible historic resource within the Master Plan area, the Student Center, originally the Dining Hall for Ambassador College Campus, it was built in 1965, the work of the architectural firm Daniel Mann, Johnson and Mendenhall (DMJM). It was included within the Master Development Plan for the campus that DMJM prepared in 1963. The Student Center (Dining Hall) represents a key component of the larger planned campus area. It, along with the Hall of Administration and eventually Ambassador Auditorium, constituted a single complex, visually and spatially linked to its neighbors through the cross-axis elevated bridges that span the reflecting pool surrounding the Auditorium.

In 2007, with aid from the State of California's Certified Local Government program the City of Pasadena, along with consultant Historic Resources Group, prepared an Historic Context Report "Cultural Resources of the Recent Past", which was developed to establish a context to evaluate the significance of a type of historic resource in Pasadena about which no comprehensive body of research has previously been completed, buildings constructed between 1935 and 1965. The report provides, as the name implies, a new context, within which residential and nonresidential structures built within that period of time. An historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in National Register Bulletin #16. It contains information about historical trends and properties organized by important themes during a particular period of time. An historic context statement is linked with tangible built resources through the concept of property type: a grouping of individual properties based on shared physical or associative characteristics. The physical structure and its relationship to an historic context provide a framework for understanding the potential significance of a property.

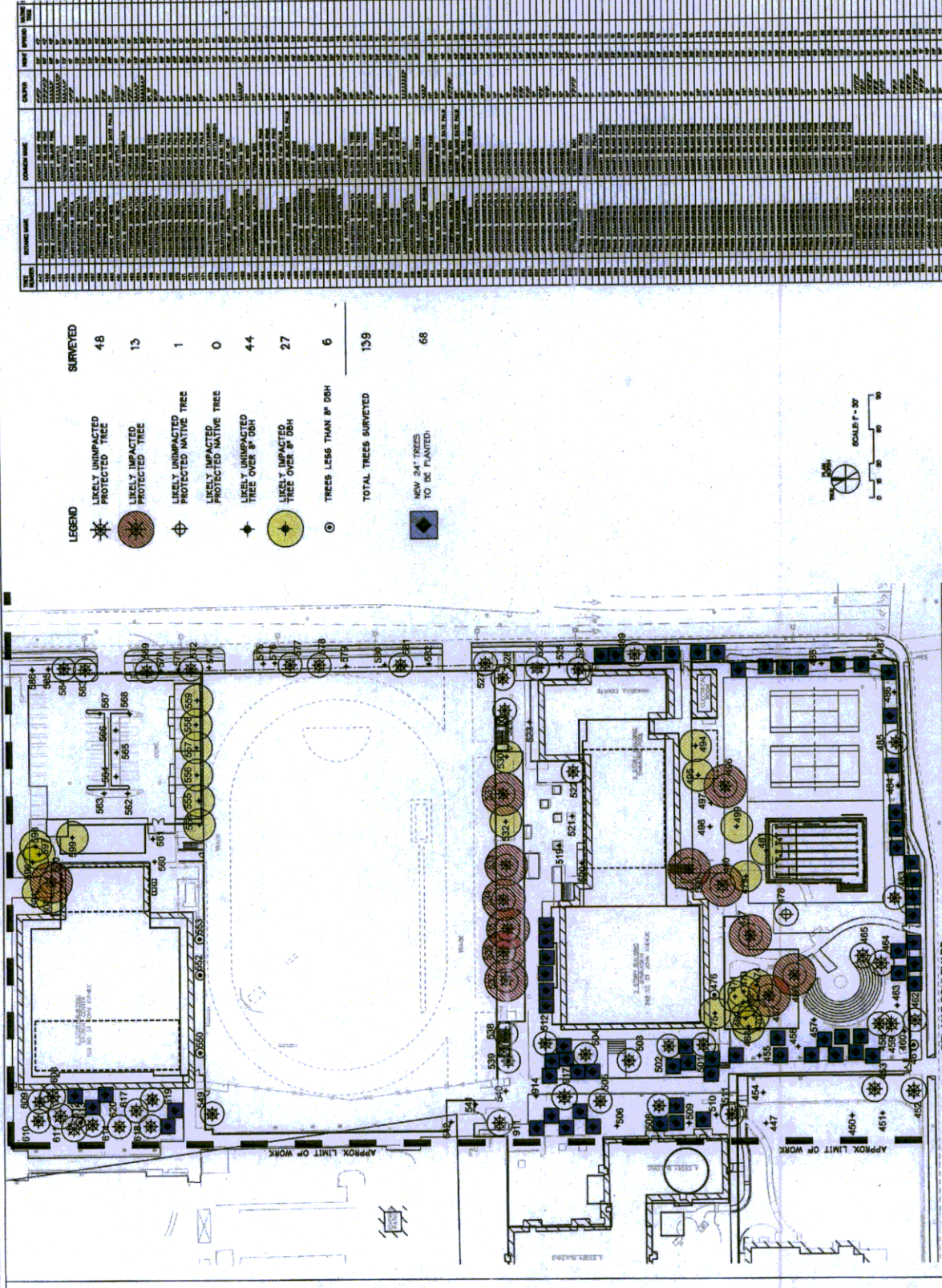
Along with providing information about themes and property types, the historic context report also creates a definitive set of registration requirements. The National Register, the California Register, and the City of Pasadena's local ordinance are all based on four evaluation criteria for determining why a property is considered historic. It can have an association with an important event, an important person, be architecturally distinctive, or yield important archeological information. For a property to be designated at either the local, state, or national level, it must be rooted in one or more of these evaluation criteria. Only if a property can meet at least one of the aforementioned criteria can it be considered eligible for designation.

The final concept that is relevant in determining whether a resource is eligible for designation is the concept of integrity. Integrity is the ability of a property to convey its significance. To be listed in the National Register, the California Register or locally, a property must not only be shown to be significant under one of the four evaluation criteria, but it also must have integrity. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criterion recognizes seven aspects or qualities that, in various combinations, define integrity. These qualities are: Feeling, Association, Design, Material, Workmanship, Setting, and Location. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Based on the Context Report, the Student Center can be identified within the theme of Corporate/Institutional/Industrial Development. Large scale corporate, institutional and industrial buildings are included under the same theme because they all represent similar developments from the period. Although diverse in their uses, these buildings all share the same form and scale, and similar design philosophies. The Student Center and the rest of the buildings that were constructed for the Ambassador Campus are institutional buildings. Further, the report specifies a particular building subtype, the Large Institutional Building Subtype, and it describes the nature of construction related to this subtype.

The large-scale civic, institutional and industrial building includes performing arts and convention centers, governmental buildings, college campus buildings, and industrial buildings. These structures are often occupied by a single entity, such as a public agency, private manufacturer, or university department. When these structures are situated within a larger campus setting, pedestrian engagement with the building is dictated by the campus plan, and associated parking may be segregated. The site may also incorporate designed landscaping in Pasadena. This property subtype is most often associated with the Corporate Modern, Vernacular Modern, New Formalist and Brutalist styles.

ATTACHMENT C



LEGEND

- LIKELY UNIMPACTED PROTECTED TREE
- LIKELY IMPACTED PROTECTED TREE
- LIKELY UNIMPACTED PROTECTED NATIVE TREE
- LIKELY IMPACTED PROTECTED NATIVE TREE
- LIKELY UNIMPACTED TREE OVER 8" DBH
- LIKELY IMPACTED TREE OVER 8" DBH
- TREES LESS THAN 8" DBH
- NEW 24" TREES TO BE PLANTED

SURVEYED

48
13
1
0
44
27
6

TOTAL TREES SURVEYED 139

68

TREE ID	COMMON NAME	DBH (IN)	HEIGHT (FT)	STATUS	DATE SURVEYED	LOCATION
481
482
483
484
485
486
487
488
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EXISTING TREE SURVEY

MARANATHA HIGH SCHOOL
OCTOBER 2010

DEL-MAR BOULEVARD

PICA + SULLIVAN ARCHITECTS
CARTER ROMANEK LANDSCAPE ARCHITECTS

ATTACHMENT D

CONDITIONS OF APPROVAL - MARANATHA HIGH SCHOOL MASTER PLAN

GENERAL

1. **Conformance with Plans.** The site plan shall substantially conform to plans submitted and stamped "Received at Hearing, December 15, 2014", except as modified herein.
2. **Expiration.** The Master Plan shall expire 20 years from the date of approval unless renewed in accordance with Section 17.61.050.I.5.B.
3. **Call for Review.** The Planning Director, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions herein may be modified or new conditions applied to reduce any unforeseen impacts during the construction or operation of the use.
4. **Other City Requirements.** The applicant or successor in interest shall comply with the code requirements of all other City Departments.
5. **Previous Approvals.** The conditions of this master plan shall supersede the Conditions of Approval of Conditional Use Permit #4367 as approved on February 16, 2005, and as modified on October 9, 2008.
6. **Mitigation Measures.** The applicant or successor in interest shall meet all of the mitigation measures of the Mitigated Negative Declaration.
7. **Number of Employees.** A maximum of 120 full time employees (administrative, faculty, other related staff) shall be permitted. The applicant shall provide an annual faculty and staff roster to the Planning Director on October 1 of each new school year.
8. **Annual Enrollment.** The maximum enrollment is limited to 800 students. The applicant shall provide annual enrollment figures to the Planning Director on October 1 of each new school year.
9. **Private School Requirements.** The applicant shall comply with the requirements of Section 17.50.270 (Schools, Private) of the Zoning Code that regulates private schools. This includes the requirements for outdoor play area, indoor classroom area, traffic control plan, and noise standards. A copy of the license approval from the California Department of Education, Non-Public Schools Agency Office shall be submitted to the Planning Director prior to the issuance of a business license for the school use.
10. **Development Rights.** The applicant or successor in interest shall provide to the Planning Director written documentation demonstrating that Maranatha has secured development rights to build school facilities prior to submitting for building permits at each Master Plan sub-phase.
11. **Transfer of Development Rights.** The transfer of development rights shall be executed consistent with the procedures outlined in Section 17.36.060.B (WGSP General Development Standards - Transfer of Development Rights).

- 12. Five Year Review.** In accordance with Section 17.61.050.I.5.d (Five Year Review Required), the Master Plan shall be reviewed by the Planning Commission, or other review authority designated by the City Council when it approves the Plan, every five years, commencing on the fifth year after the approval date of the Master Plan, for compliance with features of the Plan and all applicable Conditions of Approval.
- 13. Design Review.** Design review for new construction and building alterations shall be in conformance with Table 6-3 of Section 17.61.030 (Design Review) of the Zoning Code. Projects up to 25,000 square feet of new construction shall be subject to review by the Planning Director.
- 14. Landscape Review.** Submit final landscape plans for review and approval by the Planning Director. Compliance with the tree protection ordinance will be monitored through the approved landscape plan depicting removed and replacement trees during each phase of the Master Plan implementation.
- 15. Hours of Operation.** Regular school operating hours shall be 7:30 a.m. to 4:30 p.m., Monday through Friday. Standard drop-off and pick-up hours shall be allowed from 7:15 a.m. to 6 p.m. Extracurricular athletic programs are permitted up to 10 p.m. Performing arts activities and school programs shall be permitted up to 11 p.m.
- 16. Parking (Southeast Lawn).** The Master Plan will allow the utilization of the southeast lawn for parking vehicles for a maximum of 18 parking days during a calendar year. These days are allotted to Maranatha, who may allow Harvest Rock Church or its assignees access to the parking area. The southeast lawn is the grassy area immediately adjacent to the northwest corner of West Del Mar and South Saint John.
- 17. Special Events.** The applicant shall submit a detailed Master Schedule which will include specific information on the size (number of attendees), duration, purpose and sponsor of each special event that will utilize the southeast lawn. This schedule will be submitted annually by October 1. The sponsor of each special event will be responsible for monitoring and limiting attendance and vehicles parked to ensure strict compliance with the terms of the Master Plan and the Shared Parking Agreement.
- 18. Signs.** The Master Plan will legalize the after-the-fact installation of 11 directional, wayfinding, and directory signs. Additional signage is not allowed on site, and the installation of additional signage would require a sign exception or master sign plan. No portable signs visible from the public right-of-way shall be permitted on public or private property.
- 19. Noise Regulations.** The applicant shall adhere to the City's noise regulations in accordance with Section 9.36 of the Pasadena Municipal Code. Noise impacts related to the operation of the proposed outdoor pool and sports courts will be analyzed by an acoustical study and any impacts related to noise will be mitigated before issuance of building permit. After the noise study, conduct a neighborhood meeting to discuss noise mitigation.
- 20. Noise and Lighting Prohibitions (Outdoor Pool and Sports Courts).** The use of outdoor lights or any amplified sound systems associated with the use and operation of the outdoor pool and sports courts is prohibited.

- 21. Deliveries and Refuse Facilities.** Trash enclosure areas shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code. Deliveries and trash pickup shall not occur between the hours of 7:00 p.m. and 7:00 a.m. daily.
- 22. Fencing.** 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. Maranatha will have three months from the approval of the Master Plan by the City Council to obtain a building/zoning permit for the fence. The general placement and design of the new perimeter steel fence shall conform to the plans submitted in the Master Plan application. The fence's specific placement, materials, and vegetative screening which have not yet been determined, will undergo a staff level consolidated design review, performed by Design & Historic Preservation staff. Permanent fencing shall only be installed within property controlled by the applicant. In accordance with Section 17.40.180.B.1 (Wall and Fences Adjacent to Intersections), all walls and fences adjacent to a street intersection shall comply with the requirements of Municipal Code Chapter 12.12.
- 23. Temporary Fencing.** Temporary protective fencing shall be permitted on the property beginning in December to protect the property from the New Year's/Rose Parade activities. Temporary construction fencing shall be permitted during the duration of the renovation and construction of buildings on site.
- 24. Tents.** Up to 12 times in a calendar year, the school can have tents that are larger than 800 square feet or located on the site longer than 36 hours without having to get approval of a Temporary Use Permit (TCUP). Beyond the 12 times shall require a TCUP.
- 25. Condition Monitoring.** The proposed project, Case No. **PLN2010-00291**, shall comply with all conditions of approval, and is subject to Condition Monitoring. Required fees for monitoring and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permit. Contact the Code Compliance Staff at (626) 744-4633 to verify the fees and to schedule an inspection appointment time. 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 activity number provided above. Failure to pay the required fees prior to the stipulations in this condition may result in revocation proceedings of this land use entitlement.

II. PARKING

- 26. Parking & Access (Southeast Lawn).** Maranatha will be required to obtain approval from the Department of Public Works and the Department of Transportation to locate and construct permanent curb slopes where vehicles would enter and exit the southeast lawn. Additional requirements related to the Public Works and Transportation review may also apply. The curb slopes shall be removed after implementation of phase two of the master plan, and the parking area has been developed with the new pool and sports courts.
- 27. Parking and Drop-off.** All parking and drop-off/pick-up for the private high school shall occur on site in the existing parking facilities. Drop-off and pick-up shall comply with

Figure 11 in the original Traffic Study for this project. No queuing for drop-off and pick-up will occur on any street surrounding the site. Parking for all extracurricular athletic and performing arts programs and events shall occur on-site. All event-related flyers and correspondence shall include instructions on where to park for the event.

28. Staff at Drop-off and Pick-up. Maranatha High School shall have an employee present at the drop-off/pick-up locations during the morning drop-off, and afternoon pick-up to monitor activities and compliance with the program.

29. On-Site Parking (Maranatha Campus). During normal school operations, students, faculty members, and guests of Maranatha or guests of Harvest Rock Church and its assignees will be directed or given information on where to park on-site within available subterranean or surface parking facilities on the Maranatha campus.

30. Parking Information. Informational packets shall be mailed to the parents of all students stating instructions for drop-off/pick-up procedures to direct parents to remain in the queue until the car in front of them pulls away. Students shall be directed to exit and enter vehicles quickly. Parents who arrive early for pick-up shall be directed to turn off their engines while waiting. A copy of the information packet shall be submitted to Zoning Administrator to verify compliance.

31. Carpooling Program. A carpooling program shall be implemented, and a carpooling coordinator shall be designated by the school to coordinate and oversee the implementation and operation of the carpooling program, including providing assistance in matching families and students for carpooling purposes. An ongoing address-matching database shall be in place in the school office throughout the school year. A copy of the carpooling program shall be submitted to Zoning Administrator to verify compliance.

32. Carpooling Information. Prior to the start of each school year, the school shall distribute information packets to each student family fully describing the carpooling program. This information shall be included in all enrollment packages, parent/student orientation and back-to-school night events.

33. Carpooling Incentives. Carpooling incentives, including but not limited to preferential parking for student drivers who carpool or limiting the number of parking passes for non-carpooling students, shall be developed.

34. Bicycle Parking. Bicycle parking shall be provided in conformance with Section 17.46.320 (Bicycle Parking Standards). Bicycle parking shall be clearly shown on the final plans. Such parking shall be located as close to the entry as feasible, clearly marked, and separated by a barrier from automobile parking. Final bicycle parking plans shall include the placement of the bicycle parking and the type of bicycle racks and shall be reviewed for approval by the Planning Director and the Department of Transportation prior to the issuance of a building permit.

III. PUBLIC WORKS

35. Existing Sewer Easement. The proposed new bleachers with weight room and office below are in direct conflict with an existing public sewer main. The design shall be revised to eliminate any encroachment into the existing 10-foot utility easement.

If the proposed construction remains within the aforementioned existing easement, the applicant shall relocate the existing sewer facilities. The relocation shall require the review and approval by the Department of Public Works. The applicant shall dedicate a new 10-foot wide sewer easement along the alignment of the approved new sewer main(s). All costs of the relocation including plans design and preparation, staff review, construction, permit, staff inspection, easement processing, etc. shall be the applicant's responsibilities.

- 36. Curb Ramps.** The applicant shall construct a standard curb ramp at the northwest corner of St. John Avenue and Del Mar Boulevard per Standard Drawing No. S-414, prior to the issuance of Certificate of Occupancy of the corresponding building at the subject street corner.
- 37. Sewers.** The proposed new development shall connect to the public sewer with one or more new six inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
- 38. Storm Water Runoff.** If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning & Community Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
- 39. Vehicle Entry Gate.** Any vehicle entry gate fronting St. John Avenue shall have a minimum of 20 set back from the property line.
- 40. Repainting of Signs.** The applicant shall repaint the existing metal street light standards, traffic signal poles and traffic signal controllers along or near the subject property frontages, per the corresponding development phases, as directed by the Department of Public Works.
- 41. Street Lights.** 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.
- 42. Street Repairs.** 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 \$5,000 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. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.

43. Construction Staging and Traffic Management Plan. 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 and the Planning & Community Development Department 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, 2009 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.

44. Costs Associated with Conditions. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

45. Additional Requirements. The requirements of the following ordinances may apply to the proposed project:

- I. Sewer Facility Charge - Chapter 4.53 of the PMC
 - i. The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
- II. Sidewalk Ordinance - Chapter 12.04 of the PMC
 - i. 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.

- III. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC.
 - i. 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.

- IV. Stormwater Management and Discharge Control Ordinance - Chapter 8.70 of the PMC.
 - i. 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/susmp.asp>.

- V. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC.
 - i. The applicant shall submit the form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> to the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit. Monthly reports must be submitted throughout the duration of the project. A 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.

IV. FIRE DEPARTMENT

46. Building and Fire Codes. All new and existing building upgrades shall comply with the requirements of California Building Code (CBC) and California Fire Code (CFC) and Pasadena Municipal Code.

V. DEPARTMENT OF TRANSPORTATION

47. Minimum Requirement. A minimum of 220 on-site parking spaces shall be provided in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. All parking areas shall conform to the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Zoning Code.

- 48. Parking and Loading.** In accordance with 17.46.260 (Number, Location, and Design of Off-Street Loading Spaces), all loading spaces shall have adequate ingress and egress as approved by the Director of Transportation, and shall be designed and maintained so that maneuvering, loading, or unloading of vehicles does not interfere with the orderly movement of traffic and pedestrians on any street.
- 49. Trip Reduction Ordinance.** In accordance with Section 17.46.290 (Trip Reduction Requirements for Residential and Non-Residential Projects), designated pedestrian sidewalks or paths shall be provided on the development site between the external pedestrian system and each structure in the development.
- 50. On-street Parking Conditions.** Existing on-street parking conditions fronting this project should be maintained.
- 51. Project Driveways.** Any project driveways (if new driveways are proposed in the future) shall be a maximum of 26 feet per the City of Pasadena Department of Public Works Standards Plan S-403.
- 52. Transportation Demand Management.** Maintain and continue to implement Transportation Demand Management measures including the Traffic Control Plan for managing school traffic.
- 53. Traffic-monitoring Station.** The applicant shall fund the purchase and installation of two traffic-monitoring stations in proximity to the project as part of the implementation of the Citywide Traffic Monitoring Program. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.