

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING A MASTER PLAN FOR MARANATHA HIGH SCHOOL**

WHEREAS, the proposed Master Plan for Maranatha High School (MHS) has been considered at public hearings before the Planning Commission on May 28, 2014 and October 22, 2014, and the City Council on December 15, 2014; and

WHEREAS, the Planning Commission on October 22, 2014 recommended adoption and approval of: (1) the Initial Study and Mitigated Negative Declaration; (2) Master Plan for Maranatha High School, with conditions; and (3) Private Tree Removal Permit for the removal of 13 protected trees; and

WHEREAS, as conditioned, the Master Plan is consistent with the General Plan Land Use designation and Zoning Ordinance; and

WHEREAS, as required by the Zoning Code, the City Council hereby finds and determines that:

- 1. The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code.**

MHS obtained a Conditional Use Permit (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, MHS applied for and was granted three modifications to the conditions applied to their original CUP. MHS has operated within the standards set forth in its modified CUP since its establishment in 2005 and modification in 2008. The proposed Master Plan will take place in three phases over 20 years. The Master Plan, as conditioned, will result in a total of approximately 29,000 square feet of new construction and 15,500 square feet of remodeled or converted space, including the installation of a perimeter fence and the construction of a new outdoor pool and two sports courts. 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 employee 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.

MHS is located on the former Ambassador College site, 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.

The General Plan supports development that is compatible with the scale and character of Pasadena, as well as projects that foster historic preservation efforts (General Plan 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 MHS 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.

MHS 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 MHS'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.

5. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

The site has operated as an institutional/ educational use since the 1960's. MHS 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 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. 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.

WHEREAS, as required prior to approval of a tree removal permit, the City Council hereby finds and determines that:

The Maranatha High School Master Plan includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines.

The project proposes the removal of 13 protected trees to accommodate new construction totaling approximately 29,000 square feet. 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. Those trees that are being removed are being done so only because of the direct impact of new construction. The tree protection ordinance requires replacement of protected trees and non-protected trees over 18 inches diameter at breast height (dbh) at a prescribed ratio. A preliminary analysis has determined that there is sufficient land area on the campus to accommodate the required replacement trees. A condition of approval will be included requiring the applicant to submit a final landscaping plan, demonstrating adherence to the replacement matrix adopted by

resolution the City Council and included in the associated administrative guidelines.

The proposed replacement matrix is as follows:

Tree #	Protected Tree Botanic Name	Protected Tree Common Name	Diameter	Height	Spread	Replacement Trees		
						15-gal.	24"	36"
466	Koelreuteria bipinnata	Golden Rain Tree	10"; 11"	35'	40'		8	4
467	Koelreuteria bipinnata	Golden Rain Tree	18"; 10"	35'	48'		8	4
477	Koelreuteria bipinnata	Golden Rain Tree	36"	45'	58'		8	4
480	Pittosporum undulatum	Victorian Box	5";3";3";2";2"	10'	10'	8	4	2
496	Eucalyptus cladocalyx	Sugar Gum	38"	65'	45'		12	8
500	Jacaranda mimisofolia	Jacaranda	15"; 16"	45'	48'		8	4
531	Jacaranda mimisofolia	Jacaranda	14"	40'	30'	8	4	2
533	Jacaranda mimisofolia	Jacaranda	12"	30'	35'	4	2	
534	Jacaranda mimisofolia	Jacaranda	12"; 11"	35'	50'		8	4
535	Jacaranda mimisofolia	Jacaranda	6"; 10"	35'	35'	8	4	2
536	Jacaranda mimisofolia	Jacaranda	8"; 10"	35'	33'	8	4	2
537	Jacaranda mimisofolia	Jacaranda	12"	40'	43'	4	2	
600	Pinus canariensis	Canary Island Pine	34"	75'	38'		8	4

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the Maranatha High School Master Plan, as shown as **Exhibit A** as conditioned and incorporated herein by reference.

Adopted at the _____ meeting of the City Council
on the _____ day _____, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

MARK JOMSKY
CITY CLERK

APPROVED AS TO FORM:



THERESA FUENTES
ASSISTANT CITY ATTORNEY