

FINDINGS HILLSIDES HOMES MASTER PLAN (2015)

I. FINDINGS FOR MASTER PLAN APPROVAL (17.61.050.H)

- 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;*

Hillsides is a facility that provides education programs, counseling and residential care services to youth. This is a use that is allowed in the PS (Public/Semi-Public) with the approval of a Conditional Use Permit. The proposed project will comply with the applicable provisions of the Zoning Code in that development standards for PS zoned parcels are established through a Master Plan. The proposed Master Plan includes a defined set of development standards for gross floor area, setbacks, height, and minimum parking requirements.

- 2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;*

Hillsides was established in 1913 at its present location, which is located in the southwest area of the City, on the east side of Avenue 64 between Church Street and the city limit with the City of Los Angeles. Continuation of the current 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 the compatibility of Hillsides with the surrounding residential districts will be ensured by conditions of approval that establishes the maximum number of students, staff, and minimum on-site parking requirements, along with required guidelines for construction activities.

- 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 proposed Master Plan is supported by the General Plan objective to promote Pasadena as a healthy family community. The General Plan states, "The City of Pasadena is committed to a policy that promotes the quality of life for our children, youth, and families." Pursuant to the General Plan Land Use Element, Objective 13 (Adequate Services) is intended to provide adequate support for businesses and institutions that serve the needs of Pasadena's residents and families. In accomplishing this objective, the General Plan recognizes that institutions that serve the needs of the diverse residents and families, such as schools that provide quality education for all students should be supported. The General Plan expands in Objective 23 (Existing Institutions) those long-term growth opportunities for existing institutions to grow in balance with their surroundings. Hillsides is an organization

that provides residential and community based educational services for vulnerable children, youth, and their families, and through its services, families are preserved, students with learning or behavioral challenges enjoy new-found academic achievements, and former foster youths successfully transition to adulthood. Therefore, continued operation of Hillsides is in conformance with the General Plan.

While the land use objectives address issues related to the proposed development of the Hillsides campus, the Mobility Element objectives provide support for resolution of daily parking by Hillsides on City streets. Under these objectives, the Mobility Element promotes the reduction of non-residential traffic on residential streets. The improvements to the campus's parking infrastructure will reduce the number of cars parking in front of residences in the immediate vicinity of the Hillsides campus.

The proposed Master Plan is not located within a specific plan area.

- 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;*

The Master Plan site is a 16.49 acre parcel in the southwest area of the City of Pasadena. Existing single-family homes immediately surround the Master Plan site. Through the Master Plan, Hillsides will continue to provide the services that were available since 1918, which includes education programs, counseling and residential care services. All new construction will be designed to complement the architecture of the existing campus. The proposed project also includes an 52-space, subterranean parking structure to accommodate the same amount of staff members currently working on the campus, which will allow more public street parking to be available within the neighborhood. Therefore, the proposed Master Plan would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

- 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;*

Hillsides has operated in the neighborhood since 1918 and has demonstrated that it is compatible with the surrounding neighborhood. The proposed project includes demolishing an existing recreational building, and construction of one new multi-purpose building with subterranean parking, and minor additions and renovations to three other existing buildings. The proposed project will not increase enrollment or capacity from existing levels – 50 residents and 90 students. Staffing levels will also remain the same. There are no student drivers; therefore, the new parking garage will be for staff members. In addition, conditions of approval are included to further ensure the continued compatibility of the use in the neighborhood, establishing the maximum number of students, staff, and minimum on-site parking requirements. As

described and conditioned, the proposed use will not be detrimental or injurious to property and improvements in the neighborhood. In addition, continued operation of Hillsides will improve the general welfare of the City as Hillsides provides both residential and educational services for vulnerable children, youth, and their families, in order to create lasting change to improve quality of their lives.

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.*

As a part of the Master Plan process, the design of the project site and structures has been reviewed by the Design Commission. The Design Commission expressed general support of the Master Plan as the proposed plan will ultimately improve functionality of the Hillsides and reduce parking impacts within the surrounding neighborhood. In addition, the final design of proposed improvements will be required to go through the City's Design Review process. The proposed Master Plan allows for the City and members of the public to evaluate the proposed uses that are anticipated to occur on the Hillsides campus for the next 10 years, resulting in orderly and thorough review of expansion plans to ensure compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale and view protection.

II. FINDINGS FOR PRIVATE TREE REMOVAL APPROVAL (8.52.072.A)

Any permit or approval which will result in injury to or removal of a mature, landmark, landmark-eligible, native or specimen tree protected under this chapter shall be denied unless one of the following findings is made:

1. There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree; or
2. The present condition of the tree is such that it is not reasonably likely to survive; or
3. There is an objective feature of the tree that makes the tree not suitable for the protections of this chapter; or
4. There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted; or
5. To not permit injury to or removal of a tree would constitute a taking of the underlying real property; or
6. The project, as defined in Section 17.12.020, 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 eight protected trees and nine mature trees to accommodate one new multi-purpose structure with a subterranean parking garage, and outdoor courtyard and play area for the children in the center of the campus. The applicant has submitted a preliminary landscaping plan to show the general location of replacement trees and new landscaping on the project site. The preliminary landscaping plan emphasizes a tree canopy that is sustainable over the long term. A condition of approval is included requiring the applicant to submit a final landscaping plan, demonstrating adherence to the replacement matrix adopted by the City Council resolution and included in the associated administrative guidelines.

The proposed replacement matrix is as follows:

Protected Tree to be Removed				Replacement Trees	
Tree #	Tree Name (Common Name)	Protection Type	Diameter at Breast Height or Height (for Palm trees)	#	Size
8a	Coast Live Oak	Native	11"	4	15-gallon
46	Brisbane Box	Specimen	26"	8	24-inch box
109	Crepe Myrtle	Specimen	16"	8	15-gallon
110	Crepe Myrtle	Specimen	13"	8	15-gallon
162	Coast Live Oak	Native	12"	4	15-gallon
163	Coast Live Oak	Native	14"	8	15-gallon
180	Red Iron Gum	Specimen	28"	8	24-inch box
226	Aleppo Pine	Specimen	24"	8	24-inch box
Mature Trees					
8	Evergreen Ash	Mature	48"	6	24-inch box
25	Mexican Fan Palm	Mature	20" (45' Brown Trunk Height)	12	24-inch box
31	Japanese Privet	Mature	25"	4	15-gallon
175	Evergreen Ash	Mature	38"	4	15-gallon
184	Silver Maple	Mature	30"	4	24-inch box
185	Silver Maple	Mature	20"	4	24-inch box
205	Evergreen Ash	Mature	38"	6	24-inch box
206	Silver Maple	Mature	40"	6	24-inch box
209	Snowball Bush	Mature	27"	4	24-inch box