

ATTACHMENT A

FINDINGS OF CONSISTENCY

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;*

Polytechnic School a private, co-educational school serving students from kindergarten through high school. The project site is designated in the PS (Public, Semi-Public) zoning district and the PS zoning accurately reflects the existing land use. A “school - public and private” is a conditionally permitted use that is allowed in the PS zoning district. 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, which is also known as Master Conditional Use Permit. The proposed Master Plan includes a defined set of development standards for setbacks, height, and minimum parking requirements, permitted uses and gross floor area. Additionally, the proposed Master Plan complies with other applicable provisions of the Zoning Code such as standards for specific land uses (Schools, Private) in Section 17.50 and parking and landscaping requirements in Section 17.46. The proposed use is allowed with a Master Plan and complies with all applicable provisions of the Zoning Code.

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

Polytechnic School was established in 1907 at its present site, which is generally bounded by E. California Boulevard to the north, S. Wilson Avenue to the east, Arden Road to the south and S. Catalina Avenue to the west. The project site is designated in the PS zoning district and the PS zoning accurately reflects the existing school use on the subject site as a school use is allowed with an approval of a Conditional Use Permit or a Master Plan. Continuation of the current use at this location supports orderly development of the City and continues a stable pattern of land uses. The proposed improvements (demolition of the existing gym and construction of a replacement gym) will be compatible in scale and character with existing development, and the compatibility of Polytechnic School with the surrounding residential districts will be ensured by conditions of approval that establishes the maximum number of students, faculty/staff, and school-related vehicle trips, 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:*

Polytechnic School is proposing to continue its operation of a private, co-education school in its existing location; the proposed Master Plan does not propose any new uses but includes an improvement to the existing facility and increase in student capacity. The proposed use is in conformance with the goals, policies and objectives of the General Plan in that General Plan Policy #2.9 Institutional Uses calls for the City to “...accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena’s residents.” Additionally, General Plan Goal #17 supports “...a strong and diverse educational system that is responsive to the life-long needs of the community and related to maintaining a high quality of life and a strong economy.” Consistently with General Plan Policy #17.4, through the Master Plan process, as conditioned, Polytechnic School and the City are collaborating to

ensure compatibility with the surrounding neighborhood. 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 comprised of an approximately 14-acre site generally bounded by E. California Boulevard to the north, S. Wilson Avenue to the east, Arden Road to the south and S. Catalina Avenue to the west. Residential properties are located directly north, south, and west to the project site, while another institutional use (California Institute of Technology) is located directly east of the project site. Through the Master Plan, Polytechnic School will continue to operate as a private school. The new gym will be designed to complement the architecture of the existing campus through the Design Review process. Also, the school is required to maintain school-related vehicle trips at the current level in order to address potential traffic impacts that may result from the proposed increase in student enrollment (Condition #34), in addition to maintaining the existing number of on-site parking spaces to ensure that there is no additional parking impacts in the neighborhood (Condition #22). 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;*

Polytechnic School has been in operation in the neighborhood for over 110 years and has demonstrated that a school use is a compatible as a use with this neighborhood. In addition, conditions of approval will be included to further ensure the continual compatibility of the use in the neighborhood, including maximum number of students, faculty/staff, and school-related vehicle trips, and minimum on-site parking requirements, along with required guidelines for construction activities. As described and conditioned, the proposed use 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.*

As a part of the Master Plan process, the design of the project site and the new gym has been reviewed by the Design Commission. The Design Commission expressed general support of the Master Plan as the new gym consists of pedestrian friendly approach to its design. 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 Polytechnic School campus for the next 15 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.