

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING A 15-YEAR MASTER PLAN FOR POLYTECHNIC SCHOOL LOCATED
AT 1030 EAST CALIFORNIA BOULEVARD**

WHEREAS, Polytechnic School, located at 1030 E. California Boulevard, has submitted an application for a 15-year Master Plan that consists of an increase in student enrollment by 80 students (861 to 941 students) and the number of faculty and staff by 15 members (207 to 222 employees), along with demolition of the existing gym and construction of a new replacement gym; and

WHEREAS, the subject property has a Public, Semi-Public (PS) zoning designation and a General Plan designation of Institutional; and

WHEREAS, at its duly noticed public meeting on May 10, 2016, the Design Commission conducted an advisory review of the proposed Master Plan for Polytechnic School and expressed a general support of the project; and

WHEREAS, at its duly noticed public meeting on September 27, 2017, the Planning Commission fully reviewed and discussed the proposal, and recommended the City Council: 1) find that the proposed Master Plan is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Section 15314: Minor Addition to Schools; and 2) approve the proposed Master Plan for Polytechnic School by adopting the Findings and Conditions of Approval; and

WHEREAS, at its duly noticed public meeting on November 13, 2017, the City Council fully reviewed and discussed the proposal; 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:

Master Plan Findings

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 school serving students from kindergarten through high school. The project site is designated Public, Semi-Public (PS) 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 sites 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 PS, 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 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. Finally, 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 and will be reviewed through the Design Review process. Also, the school is required to maintain the number of 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 are 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 school with 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of City of Pasadena hereby approves the Polytechnic School Master Plan, as shown on **Exhibit 1 and Exhibit 2**, and as conditioned in **Exhibit 3**, all exhibits which are incorporated herein by reference.

Adopted at the regular meeting of the City Council on 13th day of November, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

MARK JOMSKY
CITY CLERK

APPROVED AS TO FORM:



THERESA E. FUENTES
ASSISTANT CITY ATTORNEY

- Exhibit 1: Polytechnic School Master Plan Narrative
- Exhibit 3: Polytechnic School Project Plans
- Exhibit 2: Polytechnic School Conditions of Approval