

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 5, 1998

FROM: CITY MANAGER

SUBJECT: MASTER DEVELOPMENT PLAN, GENERAL PLAN AMENDMENT
AND ZONE CHANGE FOR PASADENA CHRISTIAN SCHOOL

RECOMMENDATION: It is recommended that the City Council following a public hearing:

1. Approve the Initial Environmental Study and Mitigated Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 2)
3. Approve the General Plan Amendment from Medium High Density Residential (0-32 dwelling units/net acre) to Institutional (Attachment 3) and approve the Pasadena Christian School Master Development Plan (Attachment 4) subject to the Conditions of Approval and direct the City Attorney to prepare a resolution;
4. Approve the zone change on the property from RM 32 (Multi-family Residential, 0-32 dwelling units/net acre) to PS (Public and Semi-public) (Attachment 5) and direct the City Attorney to prepare an ordinance;
5. Adopt the Environmental Mitigation Measures and the Mitigation Monitoring Program (Attachment 6)
6. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder (Attachment 7)

EXECUTIVE SUMMARY:

The purpose of this Master Development Plan (MDP), General Plan Amendment, and zone change is to allow the Pasadena Christian School to construct a 6,642 square feet pre-school and carport . The school does not have an existing MDP for its property.

BACKGROUND:

An application was filed by the Pasadena Christian School for a MDP, zone change and General Plan Amendment for properties located on the westside of Los Robles Avenue, south of Howard. The Pasadena Christian School has a conditional use permit (CUP # 3062) for a child day care center approved in 1995. This permitted the school to construct a facility at the property located at 1475 North Los Robles. However, the school decided to change its plans and filed for a new CUP. During the course of its review, it became apparent that the school could not meet the requirements of the zoning designation of RM32 which include the regulations from the City of Garden requirements. These requirements are applied to all developments in the multi-family zoned properties in the city without regard to actual use. In addition, the school wished to add a covered parking area on the western portion of the site. Neither of these plans could be achieved through the CUP process. Therefore, the school applied first for Preliminary Plan Review and then for a MDP, General Plan Amendment, and zone change.

General Plan Designations: The parcels that will be included as part of the campus are designated Medium-High Density Residential (MHDR). Surrounding General Plan designations include MHDR to the south, Medium Density Residential to the west and Low Density Residential to the north and east (Attachment 3). The proposed General Plan Amendment is from MHDR to Institutional which is consistent with the existing designation for the Pasadena Christian School.

Zoning Designations: The zoning designation for the parcels is RM-32 (Multi-family Residential, 0-32 units per acre). Surrounding zoning includes RM-32 to the south, RS-6 to the north and east, and RM-16 to the west (Attachment 4). The proposed zone change is from RM-32 to PS (Public and Semi-public) which is consistent with the Pasadena Christian School existing designation.

Project: The proposal is for the Pasadena Christian School MDP, zone change and General Plan for the school located on the south side of Howard Street between Los Robles and Garfield Avenues. The proposal includes the construction of a new preschool building and carport/drop-off structure in the first phase with the proposed demolition of a house on Los Robles Avenue. This covers two parcels on Los Robles Avenue. At a later date the applicant proposes a second phase which will include the addition of new classrooms, a covered lunch area and library, addition to the multi-purpose room and new maintenance operations and the demolition of two houses on Garfield Avenue and a house and garage on Howard Street. The third phase is for a new administration building, expansion of play area and creation of quadrangle area with the demolition of two houses and one apartment and the existing library, offices and administration building. However, neither the second nor third phases are being considered at this time. Pasadena Christian School will apply at a later date for phases two and three with these phases being considered under separate environmental reviews. The school needs to acquire properties

along Los Robles Avenue and Howard Street which it does not currently own to pursue these phases.

Circulation and Parking: Currently there are 89 parking spaces on site. An additional 20 parking stalls are to be provided on the east side of the subject property for a total of 109 parking spaces overall. The number of spaces required by the Zoning Code is 81. The parking spaces on the western portion of the site will not be changed and access to this parking lot will continue to be from Garfield Avenue. There will not be significant impacts to traffic in the area from the addition of the pre-school.

Neighborhood Meeting: A neighborhood meeting was conducted May 30, 1998, at La Pintoresca Library. However, no member of the public attended. Staff had received two phone calls from neighbors prior to the meeting which were in general support of the school. In addition, the school conducted two other neighborhood meetings on its own.

Cultural Heritage Commission: The proposal was reviewed and approved by the Cultural Heritage Commission at its August 3, 1998 meeting. The Cultural Heritage Commission added the following conditions and findings which were incorporated into the MDP:

- Acknowledge the May 19, 1997, decision of the Commission to issue a Certificate of Appropriateness for demolition of the Craftsman style stable/garage behind the house at 1487 N. Los Robles Avenue and the Georgian Revival house at 1475 N. Los Robles Avenue.
- Reiterate the previous determination of the Commission that these structures are ineligible for designation as landmarks or for rating as structures of merit but nevertheless contribute to the history and visual character of the neighborhood.
- Find that phase one of the proposed master development plan will have an adverse effect on these two structures and request the school: a) to investigate the possibility of relocating the garage to another site on the campus and adaptively using it, and b) to advertise the availability of the house at 1475 N. Los Robles Avenue for relocation (a minimum of four times in a newspaper of regional circulation).
- Within one year from the date of approval for the master development plan, report on the outcome of these preservation efforts to the Cultural Heritage Commission and Planning Commission.
- Acknowledge that §2.75.220 of the municipal code prohibits demolition of these structures without a building permit for a replacement project on the site.

- Require submittal of archival-quality photographs of the structures to the planning director before any permits are issued for demolition of these properties.

Design Commission: The proposal was reviewed and approved by the Design Commission at its August 10, 1998 meeting with the following findings.

- Find that the new construction proposed for phase one of the master development plan for Pasadena Christian School is – in concept – appropriate in siting and scale.
- Concur with the conclusion in the initial environmental study that design review and application of the City’s design guidelines to this project will reduce any adverse effects on aesthetics to a level of insignificance;
- Propose that design review of new construction for phase one of the master development plan follow the procedures in Ch. 17.92 of the municipal code with the provision that the Commission conduct design review of the pre-school building and its adjacent area (including the open parking structure, landscaping, and exterior alterations to the 1914 Craftsman style house at 1487 N. Los Robles Ave.) at a noticed public hearing; and
- Forward these findings and recommendations to the Planning Commission and the City Council for their consideration on the application for the master development plan, General Plan Amendment, and zone change.

Planning Commission: The Planning Commission conducted a public hearing on the proposal on August 12, 1998 and voted to recommend approval to the City Council. Concerns were raised regarding traffic, historic preservation, and retaining and replacing trees on-site. (Attachment A) Comments made by the Planning Commission were incorporated into the MDP and Initial Environmental Study.

General Plan Consistency: The proposal will change the zoning designation on the subject site from RM-32 to PS. This new zoning designation permits institutional uses such as churches , schools and clubs. OBJECTIVE 23 - Existing Institutions - of the General Plan provides for long-term opportunities to grow in balance with their surroundings. Policies 23.1 and 23.2 support this objective and provide for the proposal being consistent with the General Plan.

MDP FINDINGS: In addition to the General Plan consistency for the zone change, Section 17.98.040 (f) of the Zoning Code requires findings to be made for MDPs similar for conditional use permits.

1. **The location of the MDP is in accord with the special purposes of this title and the purposes of the district in which it is located.** The zone change is to bring the zoning of the properties into consistency with the rest of the Pasadena Christian School.

The purpose of an MDP is to allow an institutional use to plan for future development without the need for conditional use permits for each phase of development. This allows for the full consideration of a project's impacts at one time rather than piece by piece.

2. The location of the MDP and conditions under which it would be operated or maintained will be consistent with the General Plan. The school is a land use which will support the needs of Pasadena's diverse residents and families. It will provide educational opportunities consistent with Policy 13.4 of the General Plan promoting public and private schools which promote quality education for all students.

3. The MDP will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use or injurious to properties in the vicinity. The proposal will result in the addition of apreschool and classrooms to Pasadena Christian School. The MDP contains conditions of approval which uphold the proposal to high standards of development.

4. The MDP will comply with the provisions of this title, including any specific condition required for the proposed MDP in the district in which it would be located. The MDP is subject to City code provisions, inspections and monitoring. It is found that these measures will ensure compliance with the City's various regulations and requirements.

ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study was prepared for the proposal (Attachment 1) in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the proposal would not have a significant effect on the environment and that a Mitigated Negative Declaration could be prepared.

FISCAL IMPACT

The school is a tax exempt institution and does not pay property taxes for the property. Any future development on the site will create fees for development processing and building permits.

WORKLOAD IMPACT

Should the MDP, General Plan Amendment and Zone Change receive approval the project would require design review by the Design Commission. This project may have the potential to increase the workload of the Planning and Permitting Department staff to process the application for design review and plan check. However, this increase is not anticipated to be significant. This staff work can be accommodated with existing staff under existing work programs.

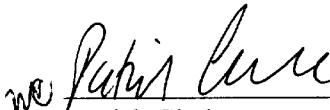
CONCLUSIONS

Approval of the MDP, General Plan Amendment and Zone Change will allow the Pasadena Christian School to proceed with the addition of a 6,642 square feet pre-school and a carport to the school.

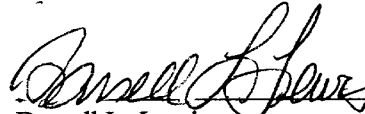
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

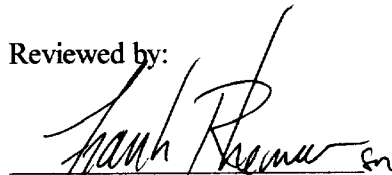
Prepared by:

we 
Patrick Clarke
Planner

Approved by:


Darrell L. Lewis
Director of Planning
and Permitting Department.

Reviewed by:


Michele Beal Bagneris
Acting City Attorney

ATTACHMENTS

- 1 Initial Environmental Study and Mitigated Negative Declaration
- 2 De Minimis Impact Finding on the State Fish and Wildlife Habitat
- 3 Existing General Plan Land Use Diagram Designations
- 4 Pasadena Christian School MDP
- 5 Existing Zoning Designations
- 6 Notice of Determination and Certificate of Fee Exemption
- 7 Mitigation Monitoring Program
- 8 Correspondence (letter, e mail and FAX)