

**DATE ISSUED:** November 9, 2006 **REPORT NO.** PC-06-269

**ATTENTION:** **Planning Commission, Agenda of November 16, 2006**

**SUBJECT:** SAINT GREGORY THE GREAT - PROJECT NO. 87672  
PROCESS 4

**REFERENCE:** Planned Residential Development Permit No. 99-0899 (Attachment 12)

**OWNER/  
APPLICANT:** McMillan Land Development/  
Roman Catholic Bishop of San Diego (Attachment 10)

**SUMMARY**

**Issue(s):** Should the Planning Commission approve the construction of a 70,133-square-foot preschool to 8th grade educational facility with a chapel on a vacant 9.57-acre site located at 14999½ Stonebridge Parkway in the Rancho Encantada Precise Plan area?

**Staff Recommendations:**

1. **CERTIFY** the Addendum to Environmental Impact Report Project No. 99-1094, SCH No. 2000011053 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP).
2. **APPROVE** Conditional Use Permit No. 279200 and Planned Development Permit No. 279201.

**Community Planning Group Recommendations:** There is no City Council recognized Community Planning Group for this property since it is located within the Future Urbanizing Area. Therefore, the Planning Commission is the designated planning group. The communities of Scripps Miramar Ranch and Miramar Ranch North are located adjacent to Rancho Encantada and have reviewed the project (Attachment 11). The Scripps Ranch Planning Group voted on August 3, 2006, to recommend approval of the project by a vote of 11-0-0 with no conditions. The Miramar Ranch North Planning Committee voted on August 1, 2006, to recommend approval of the project by a vote of 11-0-0 with no conditions.

**Environmental Review:** An Addendum to Environmental Impact Report (EIR), Project No. 99-1094, SCH No. 2000011053, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to paleontological resources. A Mitigation, Monitoring, and Reporting Program (MMRP) have been prepared and would be implemented with this project to reduce impacts to below a level of significance.

**Fiscal Impact Statement:** No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The proposed project would have a neutral impact on housing. The Rancho Encantada Precise Plan designates this site for school and park development. The project proposes a preschool through 8th grade educational facility with a chapel on a vacant 9.57 acre site, consistent with the precise plan land use designation. Therefore, the proposed school use would not result in an increase or decrease in existing or potential housing units.

## **BACKGROUND**

The proposed 9.57-acre project site is located at 14999½ Stonebridge Parkway (Attachment 1). The site is designated School/Park within the Rancho Encantada Precise Plan in the Future Urbanizing Area and is zoned AR-1-1 (Attachment 2). The site is vacant and was graded in association with the mass grading permit issued for Sycamore Estates Planned Residential Development (PRD) Permit 99-0899(Attachment 3) . PRD No. 99 -0899 was approved by the City Council on August 7, 2001, and authorized the development of 551 single-family homes, 106 affordable housing units, a public park site, two institutional sites, the preservation of several open space lots, and a school site.

The site is surrounded by the same zone (AR-1-1) and surrounding development consists of developing or already built residential lots, as well as, an 8.06-acre public park site to the southwest and an affordable housing site is located to the east. The site does not abut the City's Multiple Species Conservation Program, Multi-Habitat Planning Area (MSCP/MHPA). The nearest MHPA is located approximately 1,000 feet to the south.

Historically, the project site and surrounding area was utilized by General Dynamics. Several of the facilities manufactured or handled hazardous substances, and soils testing and building demolition monitoring was required when General Dynamics vacated the premises. The site has been signed off for development by the County of San Diego Environmental Health Division.

## **DISCUSSION**

### **Community Plan Analysis:**

The project site is located within a 19.7-acre area designated School/Park by the Rancho Encantada Precise Plan (REPP) (Attachment 2). The site was originally set aside for a new middle school for the Poway Unified School District and a four net usable acre neighborhood park. The REPP stated that if Poway Unified determined a school would not be needed, that the park should be increased to eight net usable acres and that the remainder of the site could be used for residential development, so long as the maximum number of units for the entire plan area was not exceeded. Subsequent to adoption of the REPP, Poway Unified had determined that the middle school site was not needed. As a result, the Park and Recreation Department has moved forward with plans to develop a neighborhood park of just over eight net usable acres (Attachment 1).

Saint Gregory the Great had originally planned on locating their educational facility west of the project site in an area designated Institutional by the REPP. However, the San Diego County Water Authority purchased the institutional site to use as a construction staging area and shaft site for the San Vicente Pipeline project. Saint Gregory then looked to purchase the site where Poway Unified was to locate a middle school. Although the plan anticipated a public school, planning staff has determined the proposal for a private school is consistent with and would not adversely affect the land use plan. The only difference between what the plan anticipated and the proposed project is that the private school is subject to the City's regulations.

The Rancho Encantada Precise Planning area is identified as a Future Urbanizing Area by the Progress Guide and General Plan. The City's Land Development Code (LDC) does not permit schools in the AR -1-1 zone in the Future Urbanizing Area. However, a Planned Development Permit (PDP) allows a use that is identified in the applicable land use plan which is not otherwise permitted by the underlying zone. As such, the applicant is requesting a Planned Development Permit and a Conditional Use Permit for their educational facility.

The proposal for a private school in place of a public school is still consistent with the REPP designation of School/Park and allows the community to receive an eight net usable acre park that would have otherwise been four if a public school were to be built.

### **Project Description:**

The project proposes to construct a 70,133-square foot educational facility consisting of a 5,508 square-foot chapel, a 7,477 square-foot library/administration building, a 25,148 square-foot multi-purpose building and a 32,000-square-foot classroom complex and a soccer field (Attachment 4). The exterior of the buildings would be finished with cement plaster, and optional wood-siding and/or stone veneer with light-weight concrete tile roofs. The chapel would have a copper dome topped by an eight-foot non-combustible cross (Attachment 5).

The facility is limited to a maximum student body of 729 students with operational hours from 6:30 a.m. to 11:00 p.m. daily. A total of 244 parking spaces are required at buildout, the project is allowed to phase the provision of parking spaces consistent with the following table:

<b>Phase/Scenario of Buildings Constructed</b>	<b>Total Number of Parking Spaces Required</b>
Master Plan Buildout (all buildings constructed)	244
Classrooms, Administration and Library Buildings	58
Classrooms, Administration, Library, Chapel	93

### Height Deviations

The proposed project requires height deviations to allow three structures to exceed the 35-foot-height limit in the agricultural zone (Attachment 5). The height deviation for the chapel would allow for the construction of a dome at a height of 50-feet topped by an eight-foot-high cross; however, the majority of the structure would be approximately 27-feet tall. The height of the library/administration building would exceed the height limit in the central portion of the building at a height of 42-feet. The multi-purpose building would be sunken to a lower pad elevation but would reach a height of 48-feet. The three height deviations are supported due to the adjacent topography. The grade level of the adjacent Affordable Housing site is approximately 24-feet above the grade level of the aforementioned buildings while the grade level of the housing to the south would be more than 30-feet above the grade level of the project's buildings.

### **Environmental Analysis:**

#### Paleontological Resources

According to the Rancho Encantada EIR, the project site is underlain by fill and paleontologically sensitive formations, including the Stadium Conglomerate formation. The formations are of high sensitivity for paleontological resources and have produced diverse and well preserved remains of terrestrial vertebrates. According to the City of San Diego's Significance Thresholds, the excavation of 1,000 cubic yards of soil at a depth of 10-feet or greater in previously undisturbed formations of high sensitivity for paleontological resources could result in a significant environmental impact. This threshold is lower for previously graded sites. Since the grading quantities for the proposed project would be approximately 14,700 cubic yards of cut at depths of 12-feet and the site has been previously graded, paleontological monitoring would be required during excavation or earthmoving activities. Monitoring would be performed by a qualified professional as defined under the City's Paleontological Resources Guidelines along with a requirement for recovery and curation of fossils encountered during

excavation. The required mitigation would reduce impacts to paleontological resources to below a level of significance.

**Conclusion:**

Staff recommends that the Planning Commission approve the actions to permit Saint Gregory the Great development. This recommendation is made because all issues identified by City staff during review of the proposed project have been resolved in accordance with the requirements of the Municipal Code and the California Environmental Quality Act, subject to the terms and conditions contained in the draft permits and resolutions for the project.

**ALTERNATIVES**

1. **Approve** Conditional Use Permit No. 279200 and Planned Development Permit No. 279201, with modifications.
2. **Deny** Conditional Use Permit No. 279200 and Planned Development Permit No. 279201, if the findings required to approve the project cannot be affirmed.

**Respectfully submitted,**

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**Mike Westlake**  
**Program Manager**  
**Development Services Department**

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**Patricia Grabski, AICP,**  
**Development Project Manager**  
**Development Services Department**

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Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Site Photos
4. Site Plans
5. Elevations
6. Landscape Concept Plan
7. Project Data Sheet
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Ownership Disclosure Statement
11. Community Planning Group Recommendations
12. PRD 99 0899