

DATE ISSUED: May 6, 2005 REPORT NO. PC-05-118

ATTENTION: Planning Commission, Agenda of May 12, 2005

SUBJECT: FRANCIS PARKER SCHOOL - PROJECT NO. 31079.  
PROCESS NUMBER 5.

OWNER/  
APPLICANT: Francis Parker School, a California Corporation,  
Sedona Pacific Corporation, Greg Shannon, Applicant (Attachment 15)

#### SUMMARY

Issue(s): Should the Planning Commission **RECOMMEND** to the City Council the **APPROVAL** of an application for:

1. Conditional Use Permit No. 84874, Amending and superseding Conditional Use Permit No. 94-0207, to increase the number of students from 700 to 800, and to allow for an additional approximately 92,000 square-feet of school facilities;
2. Planned Development Permit No. 84875, to allow height deviations to accommodate buildings and field lighting poles, and to allow setback deviations to accommodate surface parking;
3. Site Development Permit No. 215276, for development on a premises containing Environmentally Sensitive Lands including steep slopes and sensitive biological resources; and
4. Easement Abandonment (Sewer) No. 215168 to abandon an existing 10-foot wide sewer easement, within the Linda Vista Community Plan Area?

#### Staff Recommendation

1. **RECOMMEND CERTIFICATION** of Mitigated Negative Declaration (MND) No. 31079 and **RECOMMEND ADOPTION** of the Mitigation, Monitoring and Reporting Program (MMRP) prepared for the Project; and

2. **RECOMMEND APPROVAL** of Conditional Use Permit (CUP) No. 84874 (Amending CUP No. 94-0207), Planned Development Permit (PDP) No. 84875, Site Development Permit (SDP) No. 215276, and Sewer Easement Abandonment No. 215168

Community Planning Group Recommendation - On January 24, 2005, the Linda Vista Community Planning Group voted 12-0-0 to recommend approval of the project subject to compliance with all City regulations (Attachment 14).

Environmental Review - Mitigated Negative Declaration (MND) No. 31079 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce any potential impacts to resources identified in the Initial Study, to a level below significance. These resources were identified as Biology, Health and Safety, and Noise.

Fiscal Impact - All staff costs associated with processing this project are recovered from a separate deposit provided and maintained by the Applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The subject property is designated for "School" use in the Linda Vista Community Plan. The project involves the rehabilitation and construction of expanded school facilities on a developed 23-acre site. No residential development is proposed with this project.

## BACKGROUND

### Property History

The subject property is comprised of one 23-acre parcel addressed as 6501 Linda Vista Road . The site is located east of Via Las Cumbres and west of North Rim Court within the RM-1-1 (Multi-Family Residential) Zone of the Linda Vista Community Plan Area. Elementary and secondary educational institutions are permitted with a Conditional Use Permit. With the exception of hillsides, the site is developed and operates as an educational institution for grades six through twelve. Surrounding properties are developed with a mix of residential and institutional uses. Across North Rim Court to the northeast of the subject property are residential uses also located within the RM-1-1 Zone. To the northwest, across Linda Vista Road are single-family residential uses within the RS-1-7 Zone. To the northwest and west are educational offices and institutions within the RM- 1 Zones.

The Linda Vista Community Plan (1998) designates the property for "School" (Junior and Senior High) use. Plan policies for the Francis Parker campus specify that development and growth of the School should be regulated to ensure that impacts to the surrounding neighborhood, including

traffic and circulation impacts, are minimized. Specific proposals contained in the Plan recommend that; 1. The School operates under a Master CUP and that development consistent with the Master CUP will not require additional discretionary review (may be approved under the Substantial Conformance Review (SCR) Process); 2. The School should provide on-campus parking for students, faculty and staff; and 3. The CUP should emphasize structured parking rather than surface lots.

The following discretionary actions have been approved on the site –

On December 15, 2003, staff approved a SCR (Attachment 13a.), which included modifications to existing improvements including athletic playing fields, and expansion of the parking lot located at the eastern end of the campus.

On May 18, 1994, the Planning Commission approved CUP No. 94 0207 (Attachment 13b) , which approved allowed further expansion of various facility and site improvements to the school.

#### Existing Conditions – Attachment 5

The Francis Parker Upper School campus currently consists of the following improvements – six classroom buildings; office and administration buildings; arts studios building; fine arts theater; cafeteria and gymnasium; locker rooms; field house; athletic fields; and surface parking lots providing a total of 345 off-street automobile parking spaces and bus parking area.

Three driveways provide vehicular access to/from the site. These access drives consist of two service entrances located on the northerly and southerly portions of the campus and a main entry located at a mid-portion of the campus.

#### DISCUSSION

##### Project Description

On February 20, 2004, the Applicant submitted the current application which proposes an increase in student enrollment from 700 to 800, the phased demolition of 34,375 sq. ft. of existing facilities, the phased renovation of 12,350 sq. ft. of existing facilities, and the phased addition of 91,786 sq. ft. of new facilities. This proposal reflects a net increase of 57,411 sq. ft. of floor area for a total of approximately 160,000 sq. ft. Construction would occur over four phases and includes 15 new buildings, a parking garage structure with rooftop tennis courts, and a new dining terrace structure adjacent to the existing cafeteria. The new buildings include classrooms, a library, multi-purpose buildings, administration offices, a student union and maintenance buildings. Ten existing buildings are proposed for demolition.

The single-story parking structure includes six tennis courts on the roof which are shielded by a 12-foot high tennis fence with a windscreen and no lighting. Two existing buildings are proposed for renovation and include the current administration building which would be modified to support art studios, and one middle-school building which would continue to serve its current use. The project includes the construction of new parking areas and access drives. Field lighting is proposed for the existing football and baseball fields. The existing softball field and proposed tennis courts would remain unlighted. New landscaping is proposed for the entire site.

Existing site access is via the main driveway located at the Linda Vista Road and Alcala Knolls signalized intersection. Two services access drives are located to the north and south of the main entryway. Modifications to these accessways would be minimal and consist of minor shifts in curb cuts and modification of driveways.

The site currently provides a total of 332-off street parking spaces for the current authorized student population of 700, where only 254 are required to be provided by the existing CUP No. 94-0207. The increase in student population from 700 to 800 and the increase in gross floor area requires that 290 off-street parking spaces be maintained. Due to reconfiguration of the parking facilities, including student pick-up and drop off lanes, the school is proposing to phase the implementation of an increasing number of off-street parking spaces as a condition of increasing enrollment. Conditions have been added to the draft Permit (Attachment 10) which require provision of a minimum of 270 automobile parking spaces beginning with Phase 1 to a total of 290 automobile parking spaces at the culmination of Phase 4.

On-site lighting, including the proposed field lighting, would be subject to the City's Outdoor Lighting Regulations which require that lighting be directed or shaded so that it does not fall onto private properties nor create glare hazards. Conditions are included with the draft Permit which requires that the lighting be turned off between the hours of 11:00 p.m. and 6:00 a.m.

The project requires approval of discretionary actions which include a CUP, (Amending CUP No. 94-0207); a PDP; a SDP; and an Easement Abandonment for an existing sewer easement.

#### Conditional Use Permit

Approval of a CUP, Amending CUP No. 94-0274 is required to increase the number of students from 700 to 800, and to allow for an additional approximately 92,000 square-feet of school facilities.

#### Planned Development Permit

Approval of a PDP is required to accommodate the following proposed deviations to the development regulations of the RM-1-1 Zone:

1. Height, Maximum 30-foot Height Limit
  - a. Building Height – Building Nos. 105, 200 and 300 would observe a maximum height of 35-feet.
  - b. Athletic Field Light Poles – Poles A and F would observe a maximum height of 70-feet; Poles B and E would observe a maximum height of 90-feet; and Poles C and D would observe a maximum height of 80-feet.
2. Setback, Street-Side Yard
  - a. A total of twelve, surface parking spaces would encroach into the setback, observing a three-foot setback, where ten-feet is otherwise required.

#### Site Development Permit

Approval of a SDP is required due to the presence of natural steep slopes and sensitive biological resources on the site. According to the submitted slope analysis (Attachment 5), of the 22.9-acre site, approximately 3.34-acres, or 14.6% of the site consists of natural steep slopes. Implementation of the phased development on campus proposes to encroach into 0.07-acre of steep hillsides.

A biological field survey was conducted on-site which identified five separate habitat types. These habitat types included ruderal (1.11-acres); ornamental (4.19-acres); and developed (16.38-acres which are not considered sensitive. The remaining two types of habitats include Diegan coastal sage scrub (8.16-acres) and maritime succulent scrub (0.37-acre), are considered sensitive. The survey concluded that project development would result in impacts to 0.36-acre of Diegan coastal sage scrub, but would not result in any impacts to maritime succulent scrub.

#### Easements

An existing 10-foot wide sewer easement approximately 700-feet in length, is located beneath the existing cafeteria and gymnasium (Building 003) and fine arts theater (Building 304) structures, and proposed new music classroom (Building 304 to be constructed in Phase 3) structure. This easement is no longer utilized and is proposed to be abandoned. Three existing utility easements will be relocated on-site and an access easement will be granted for utility purposes along the southerly portion of the campus.

#### Phase One – Attachment 6

Demolition – Site demolition is proposed for four structures located on a westerly portion of the campus, which will accommodate construction of future buildings identified for completion in this Phase.

Construction – Site construction of a total of six buildings is proposed on the westerly and mid- portions of the Campus. These include classrooms and a multi-purpose room for the upper school. A new service road and fire lane, bus parking and temporary parking lot will be provided. Field lighting including six light poles will be provided for existing baseball and football fields. This lighting is proposed to be shielded to direct the light source onto the playing fields and away from adjacent properties.

Public Right-of-Way – Submitted plans indicate that as part of the development of Phase One, the easterly portion of Linda Vista Road will be widened an additional five-feet, and an additional seven-feet adjacent to the easterly portion of Linda Vista Road will be provided via an Irrevocable Offer to Dedicate. These roadway improvements are required to facilitate vehicular access and egress to the campus via the main entryway caused by the additional campus development.

#### Phase Two – Attachment 7

Demolition – Site demolition is proposed for one structure located on a westerly portion of the campus. Demolition of this building will accommodate construction of future buildings identified for completion in this Phase.

Construction – Site construction of a total of five structures are proposed on the westerly portion of the Campus. These include new and renovated middle-school classrooms, new library and multi-purpose room

#### Phase Three – Attachment 8

Demolition – Site demolition is proposed for four structures and a portion of a fifth located on a northerly portion of the campus. Demolition of these buildings will accommodate construction of future buildings identified for completion in this Phase.

Construction – Site construction of a total of five buildings is proposed on the northerly portion of the Campus. These buildings include music, administration, student union and maintenance facilities, and renovated arts studios.

#### Phase Four – Attachment 9

Demolition – Site demolition is proposed for an existing surface parking lot located along a northeasterly portion of the campus adjacent to Linda Vista Road and North Rim Court. Demolition of this parking lot will accommodate construction of lower level parking structure and upper level tennis courts identified for completion in this Phase.

Construction – Site construction of a two level structure is proposed on a northerly portion of the Campus. The lower level of the structure will provide approximately 177 covered parking spaces with 38 additional surface parking spaces provided outside of the structure footprint. The upper

level of the structure will include six tennis courts.

### Community Planning Group

On January 24, 2005, the Linda Vista Community Planning Group voted 12-0-0 to recommend approval of the project subject to compliance with all City regulations. A copy of this recommendation is included as Attachment 14.

### Environmental Analysis

MND No. 31079 identified impacts to Biology, Health and Safety and Noise. A MMRP will be established to reduce any potential impacts to a level below significance.

Biology - Direct impacts will occur to 0.36-acre of Diegan coastal sage scrub habitat (Tier II). These impacts will be mitigated through off-site land acquisition within the MHPA, off-site land acquisition in an approved conservation mitigation bank, or payment in to the City's Habitat Acquisition Fund, or a combination of these.

Health and Safety – Prior to demolition of any structures, appropriate testing for asbestos or lead-based paints within the structures slated for demolition shall be conducted. If testing indicates the presence of these hazardous materials, proper precautions shall be taken during the removal and disposal of the materials, to ensure that no hazards to the demolition crew, adjacent residents, or other individuals are created.

Noise – Mitigation measures have been taken in an effort to reduce potential noise impacts related to field and sporting events at the school campus. These measures include - relocation of the athletic field as far from residences as practical and relocating the main bleachers away from the eastern property line; locating loudspeaker and other public address systems at the spectator bleachers facing away from residential units adjacent to the field; minimum coverage area of speakers, speaker distance and orientation, and maximum output; day and hour limitations on weekend special events using the athletic fields, and surface treatment of parking structure drive aisles.

### Conclusion

Staff has reviewed this project and determined that it conforms to the purpose and intent of the applicable Land Development Code regulations, including the policies and guidelines of the Linda Vista Community Plan and can support the draft findings included in Attachment 11.

## ALTERNATIVES

1. Approve CUP No. 84874, Amending CUP No. 94-0207; PDP No. 84875; SDP Development Permit No. 215276; and Easement Abandonment (Sewer) No. 215168, with modifications.
2. Deny CUP No. 84874, Amending CUP No. 94-0207; PDP No. 84875; SDP No. 215276; and Easement Abandonment (Sewer) No. 215168, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Marcela Escobar-Eck  
Deputy Director, Customer Support and  
Information Division  
Development Services Department

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Bill Tripp  
Project Manager, Customer Support  
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Development Services Department

## HALBERT/WCT

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans - Existing Conditions
6. Project Plan(s) – Phase One
7. Project Plan(s) – Phase Two
8. Project Plan(s) – Phase Three
9. Project Plan(s) – Phase Four
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Sewer Easement Abandonment B-Sheet
13. Copy of Recorded (existing) Permit(s)
  - a. SCR/Aproval No. 76137
  - b. CUP No. 94-0207
  - c. CUP No. 86-0089
  - d. CUPNo. 10-6140
  - e. CUP No. 2540
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Project Chronology