

**DATE ISSUED:** January 5, 2007 **REPORT NO. PC-07-017**

**ATTENTION:** **Planning Commission, Agenda of January 11, 2007**

**SUBJECT:** COMMUNITY PREPARATORY SCHOOL - PROJECT NO. 89343  
PROCESS 4

**REFERENCE:** Planning Commission Report No. P-02-204 (Attachment 9)

**OWNER/  
APPLICANT:** Community Preparatory School (Attachment 4)  
Khalada Salam-Alahi

**SUMMARY**

**Issue:** Should the Planning Commission approve an Extension of Time to allow the construction of a private school for grades pre-kindergarten through 6<sup>th</sup> grade with day care on a 3.46-acre vacant parcel within the Encanto Neighborhoods of the Southeastern San Diego Community Planning area?

**Staff Recommendation:** Approve Conditional Use Permit No. 285717 and Site Development Permit No. 286032 for an Extension of Time to Conditional Use Permit/Site Development Permit and Resource Protection Ordinance Permit Nos. 8194, 8195 and 8196, with conditions (Attachments 5 and 6 )

**Community Planning Group Recommendation:** On September 20, 2006, the Encanto Neighborhoods Community Planning Group voted 15-0-0 to recommended approval of the project with no conditions (Attachment 7).

**Environmental Review:** This activity is covered under the Community Preparatory Schools, Mitigated Negative Declaration No. 1291. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section §15060(c)(3).

**Fiscal Impact Statement:** None with this action. All costs associated with the processing

of this project are paid from a deposit account maintained by the applicant.

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

**Housing Impact Statement:** None with this action.

## **BACKGROUND/DISCUSSION**

The 3.46-acre vacant site is located at 6325 North Broadway, north of 65<sup>th</sup> Street. The site is zoned SF 10,000 within the Southeastern San Diego Planned District, and designated for residential uses within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (Attachments 1, 2 and 3).

The Community Preparatory School Project was approved by the Planning Commission on November 14, 2002 (Attachment 6). The project proposes to construct a 11,677-square-foot school complex for grades pre-kindergarten through 6<sup>th</sup> grade with before and after school care. The complex would consist of two classroom buildings, an administrative and library building, pre-school and kindergarten building and an after school care building. The school would serve approximately 192 students (Attachment 8).

Pursuant to Land Development Code Section 126.0111 (f), a request for an extension of time may be approved without new conditions subject to the following findings:

1. *The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety; and*
2. *No new condition is required to comply with state or federal law.*

The Community Preparatory School Project as presented is the same project as approved by the Planning Commission, and no new conditions are mandated to comply with state and federal law.

## **CONCLUSION**

Staff has determined that the required findings can be supported. Therefore, staff recommends that the Planning Commission approve the Extension of Time.

**ALTERNATIVE**

Deny Conditional Use Permit No. 285717 and Site Development Permit No. 286032, **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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Sandra Teasley  
Development Project Manager  
Development Services Department

WESTLAKE /SMT

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Ownership Disclosure Statement
5. Draft Permit
6. Draft Resolution
7. Community Planning Group Recommendation
8. Project Plans
9. Planning Commission Report No. P-02-204