

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: June 3, 2013
SUBJECT: High Tech Learning
CASE: P13-0011 (CUP 13-004/ GPA 13-002; RZ 13-001/ND 13-002)
APN 219-210-41; 219-210-42 (portion)

Recommendation

Recommend approval to the City Council expansion of the existing High Tech North County campus to allow the construction of a temporary K-2 elementary school (in modular buildings) and a permanent elementary school that will serve 460 Kindergarten through 5th grade students through a General Plan Amendment from Industrial (with requirement of a Specific Plan for future development) to Public Institutional; approval of a Rezone from Industrial to Public Institutional on 5.13 acres, and modification of the existing Conditional Use Permit.

Introduction

In 2007, the City granted a Conditional Use Permit to allow High Tech High Learning to construct a public charter high school and middle school campus at Discovery Street and San Marcos Boulevard. The City subsequently granted modifications to the original Conditional Use Permit to modify the phasing of the construction of the campus. The high school and middle school, along with parking and recreational amenities have been constructed and the schools are operational. At the time of the original approval in 2007, the site consisted of one parcel (APN 219-210-40) and the site was zoned Industrial and had a General Plan land use designation of Light Industrial. In 2007, public charter schools were allowed in any zone upon issuance of a major Conditional Use Permit.

Markstein Beverage Company ("Markstein") is located to the north of the campus and currently owns the vacant parcel the elementary school will be constructed on. High Tech Learning will also purchase a portion of an adjacent parcel, also owned by Markstein, which will accommodate parking. The site will be 5.13 acres. Please refer to Attachment "E" for a graphic of the parcel configuration of the existing High Tech campus and the future expansion of the elementary school site.

Subsequent to the original CUP approval, the City rezoned and changed the land use of the high school and middle school site from Industrial and Light Industrial (respectfully) to Public

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Institutional in conjunction with the comprehensive General Plan and Zoning Ordinance update. The vacant property to the north (APN 219-210-41), as well the Markstein parcel (APN 219-210-42) were rezoned from Light Industrial to Industrial and the General Plan designation was modified to indicate any future industrial development on the vacant parcel owned by Markstein would be through a Specific Plan. High Tech Learning will purchase the vacant parcel and a portion of APN 219-210-42 to accommodate the proposed campus and parking lot. With the update of the Zoning Ordinance, schools are no longer allowed in any zone; therefore, the proposal will require a General Plan Amendment from Industrial (SP) to Public Institutional and a rezone from Industrial to Public Institutional and a Conditional Use Permit modification to allow the elementary school campus. A boundary adjustment between APN 219-210-41 and 219-210-42 will also be required.

The existing high school consists of 530 students and 36 staff. The middle school campus consists of 330 students and 22 staff. School start time and end times are staggered and are also off-set from San Marcos High School start/end times. Access is provided from San Marcos Boulevard, at the intersection of Discovery Street.

Consistent with City Council policy, a public workshop was held at High Tech Middle school on May 8, 2013. Only one individual attended. This individual owns three condominium units to the west of the project, and had contacted staff prior to the workshop and was provided an overview of the project. Although he was pleased the elementary school will be a single story building, he expressed concern with the proposed grey roof because the color is "depressing". The applicant explained the roof color was designed in accordance with the overall color theme of the building and is consistent with the other two school buildings. It was also conveyed that a white roof would most likely cause more glare than the proposed color. Staff recommends retaining the proposed grey color in order to retain architectural continuity.

Discussion

Consistent with the prior construction plans of the high school and the middle school, High Tech elementary North County (HTeNC) is proposing to open a temporary elementary campus to serve students, while the permanent elementary school building is being constructed. The project will be built in two phases, referred to as Phase 5a for the temporary campus; and Phase 5 for the permanent campus. The temporary campus will be located on an existing area of pavement and will include four modular classrooms, an administrative modular building, a restroom modular building, parking, and a playground. The temporary campus is proposed to open in Fall 2013 with 96 kindergarten through second grade students. The temporary campus will consist of four modular classrooms, a modular restroom building, an administrative modular building, a playground area, and parking. The bulk of the grading, perimeter block walls and utility

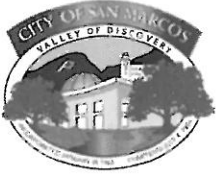


infrastructure will occur simultaneously with Phase 5a construction. Stormwater BMP's commensurate with construction will also be put in place. The demolition of the existing driveway loop, completion of the permanent driveway loop, and the permanent stormwater facilities will not be put in place until the summer of 2014. The temporary campus will operate during the 2013/2014 school year, while the permanent facility is being constructed. The construction zone will be fenced to prevent unauthorized access.

Outdoor activities planned during the operation of the temporary campus will be limited to the fenced play area next to the modular buildings. The fencing will provide a separation between the older children and the construction activities. Recess will be fifteen minutes a day, between 10:00 AM and 10:15 AM; half hour lunch between 12:00 PM-12:30 PM; and a daily 30 minute physical education period for each class. Only one class will be outside at a time.

Phase 5, or construction of the permanent campus, will include the removal of the temporary campus, the construction of all parking areas and drive aisles, play areas (including a fenced in area in front of the building as well as artificial turf and a hard surface area), drainage facilities, and installation of all landscaping. The permanent campus will provide educational opportunities for 460 elementary students in Kindergarten through 5th grade. The original submittal of the CUP included a Pre-Kindergarten component; however, High Tech Elementary has determined not to include this component due to budgetary constraints. The plans have been revised accordingly and are attached. The 31,221 square foot elementary school building is proposed with the same type of materials used in the middle and high school buildings, although the elementary school building will be single story. The building theme continues the use of ribbed painted metal materials and shot blasted brick on all elevations. The building colors consist of the same blue shade as the middle school, but with some lighter shades integrated into a "playful" theme that High Tech elementary intentionally designed for the students. The floor plan is consistent with the other schools, designed with classrooms, administrative offices, and a multipurpose area. High Tech learning will design the buildings to LEED standards, which is also consistent with the two other existing school buildings.

The outdoor activities for the permanent campus will typically be confined to the K-5 fenced play yard. Daily 15 minute recess for K-2 will occur between 10:15-10:30AM; and for grades 3-5 between 10:45-11:00AM. Daily 30 minute lunch periods for K-2 will occur between 12:00-12:30PM; and for grades 3-5 between 12:30-1:00 PM. Daily physical education will occur for 30 minutes in the fenced recreation area. No more than 2 classes will be outside at a time. The Pre-Kindergarten outdoor activities for 15 students will consist of intermittent play within an enclosed 1,125 square foot play area.

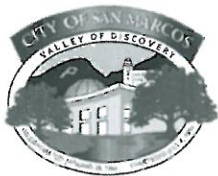


The plant materials and hardscape materials used on the middle and high school campus will be continued in the elementary school site. The minimum 6' shot blasted block wall that is located along the western property line will be continued to the northern end of the property and will continue at varying heights along the northern and northeastern property line to provide a barrier between the school use and the Markstein Beverage Company. Noise associated with the proposed project would include short-term construction noise, as well as noise from daily outdoor activities, and noise from project-related vehicle trips on local arterial roadways. DUDEK prepared a noise analysis and concluded noise from the temporary campus operation would be less than significant and noise from the permanent campus can be mitigated to level below significance with the construction of the solid perimeter wall along the western and northern property line and would be less than the City's standard for multifamily. Additional mitigation measures will be implemented to reduce noise generation during the construction of the permanent campus.

School start time for the existing high school and middle school are staggered (8:30AM and 8:45AM, respectfully). The proposed elementary school will start at 8:15AM. Class end time is also staggered, with release time at 3:30PM and 3:15PM for the high school and middle school, respectfully. The elementary school time will end at 2:45PM, however, an after school program is available that allows parents to pick up children until 6:00PM.

Primary access to the site is provided through the existing signalized intersection of San Marcos Blvd/Discovery Street. The proposed drop/off pick up area will be extended with the construction of the elementary school, which will provide for additional vehicle queue. There will also be a drop off/pick up area for the elementary school located on the north side of the elementary building, where the front entrance to the school is located. The dual drop off area allows parents to drop off/pick up children in different locations, which may assist with the onsite circulation. The project will be conditioned to provide an on-site circulation striping plan, to be approved by the City Engineer. This will ensure one way traffic is signed and striped to provide efficient vehicular movement through the campus, which will occur in a counter clockwise orientation, with traffic circulating northbound and looping southbound thorough the drop off/pick up zones back towards San Marcos Blvd.

A Focused Traffic Study (FTS) was prepared for the project by Linscott, Law, & Greenspan. The Traffic Assessment Report studied the impacts associated with the build out of the project; with and without cumulative impacts; and impacts with and without the project in the Horizon Year 2035. The project is forecast to generate a total of approximately 740 trips per day at build out, which includes 237 trips during the AM school peak hour, 192 trips during the midday peak hour, and 67 trips during the PM peak hour. The study reviewed five intersections along San



Marcos Boulevard (between Rancho Santa Fe and Road and Las Posas Road) and four roadway segments of San Marcos Boulevard.

Based upon the near-term analysis, the FTS determined a direct significant impact to occur at the intersection of San Marcos Boulevard and Discovery Street. Intersection operations throughout the study area for the Existing + Cumulative Projects + Project scenario were analyzed. With the addition of project traffic, all study area intersections operate at LOS D or better during the AM, Midday, and PM peak hours with the exception of the following intersections:

- San Marcos Blvd / Knights Realm (LOS F during the AM, Midday, and PM peak hours);
- San Marcos Blvd / Discovery St (LOS E during the Midday & LOS F during the PM peak hour).

Although the San Marcos Blvd/Knights Realm intersection will operate at an LOS F, the change resulting from the project did not exceed a two (2) second delay, thus not resulting in a significant impact. However, a significant direct impact to the San Marcos Blvd/Discovery Street intersection will require the following mitigation: (1) A restripe of the northbound and southbound approaches to provide two dedicated left turns and a shared thru/right turn lane; (2) A change to signal phasing at the northbound and southbound approaches from split phasing to protected phasing, and (3) Alignment of the thru lanes and redesign of the intersection layout. The applicant will be required to design these improvements prior to the issuance of the permanent elementary school building permits and the improvements must be completed prior to occupancy of the permanent elementary school building.

Road segment operations throughout the study area for the Existing + Cumulative Projects + Project scenario were also analyzed, and concluded although the following study area segments operate at LOS E or worse, the change resulting from the project did not exceed a 0.02 second delay:

- San Marcos Boulevard: Knights Realm to Discovery Street (LOS E);
- San Marcos Boulevard: Discovery Street to Pacific Street (LOS F);
- San Marcos Boulevard: Pacific Street to Las Posas Road (LOS E).

The addition of project generated traffic does not result in a change in V/C that meets or exceeds the significance threshold of 0.02 for the deficient segments. Therefore, the project is not forecast to result in any roadway segment significant impacts. Therefore, the project is not forecast to result in any roadway segment significant impacts.

In order to forecast future traffic volumes for Year 2035, the SANDAG Series 11 North County Model was utilized. The forecast ADT volumes were then used to calculate peak hour volumes based partially on the existing relationship between ADT and peak hour volumes. Mitigation measures are



required for the locations, where significant impacts are forecast to occur. Since some of the identified deficiencies are forecast to occur without or with the proposed project, a fair-share contribution has been calculated for each project scenario where a significant impact is forecast to occur. The fair share contribution will be required prior to issuance of the permanent elementary school building. This would apply to the following intersections:

- San Marcos Boulevard / Rancho Santa Fe Road
- San Marcos Boulevard / Las Posas Road

Road segment operations throughout the study area were also analyzed for the Horizon Year 2035 with the addition of the project traffic. The analysis determined the segments will continue to operate at a LOS F, however, no significant impact results because the change resulting from the project did not exceed a 0.02 second delay.

Potential impacts of the temporary campus were also analyzed. Based on the analysis and the established significance criteria, no significant impacts were identified during the interim phase.

The proposed project has been designed and is conditioned to comply with the latest storm water regulations. The design has incorporated pervious pavers in the parking and in an open area (designed with tiered walls and trees for shade) adjacent to the student drop off zone and new synthetic turf play yard); and biofiltration in landscaping areas, among other LID design features.

Attachment(s)

A - Vicinity Map

B - Aerial Photo

C - Requested Entitlement

D - Site & Project Characteristics

E - Site Assessor Parcel Map with APNs

Site Plans/Elevations

Resolution PC 13-4349 (GPA 13-002)

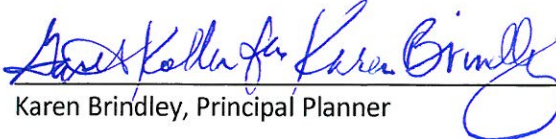
Resolution PC 13-4350 (R 13-001)

Resolution PC 13-4351 (CUP 13-004)

Mitigated Negative Declaration ND 13-002



Prepared by:


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Reviewed by:


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Approved/Submitted by:

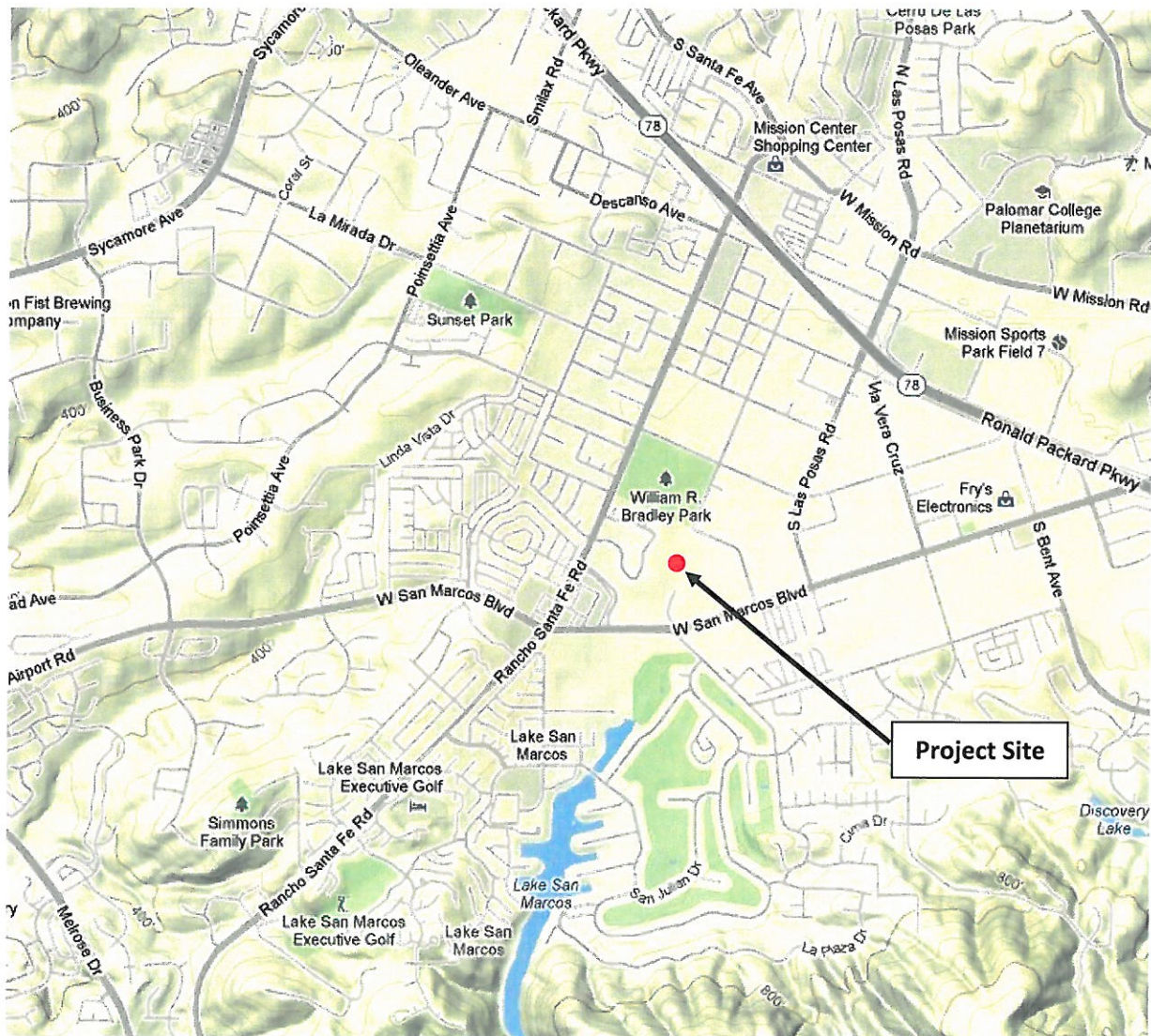

Jerry Backoff, Planning Division Director

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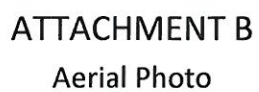
ATTACHMENT A

Vicinity Map



● Project Site

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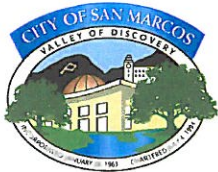


ATTACHMENT C

Requested Entitlement

- A General Plan Amendment from Industrial (with SP) to Public Institutional, a Rezone from Industrial to Public Institutional, and a Conditional Use Permit to allow the construction of a temporary public charter K-2 elementary school and a permanent public charter K-5 elementary school campus for 460 students.

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ATTACHMENT D

Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	vacant/parking lot	Industrial	Industrial (subject to SP)
North	Distribution Facility	Industrial	Industrial (subject to SP)
South	High Tech North County	P-I	Public Institutional
East	Industrial (multitenant)	I/IL	Light Industrial
West	Condominiums	R-3-10	MDR1 (12.1-15.0 du/ac)

Flood Hazard Zone	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Resource Conserv. Area	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Sewer	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Septic	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Water	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Gen. Plan Conformance	<input checked="" type="checkbox"/> * yes	<input type="checkbox"/> no
Land Use Compatibility	<input checked="" type="checkbox"/> * yes	<input type="checkbox"/> no

* with approval of GPA, RZ, and CUP

High Tech High and Middle School approved through CUP 07-712(09M).

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