

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: October 6, 2014
SUBJECT: Saint Joseph's Academy. Phase 2 Building
CASE: P13-0056/CUP 13-005/ND 14-008

Recommendation

Conditionally approve a Conditional Use Permit modification to allow for the construction of a 21,299 square-foot Phase 2 building at an existing private school (kindergarten through 12th grade), and adoption of a Mitigated Negative Declaration (ND).

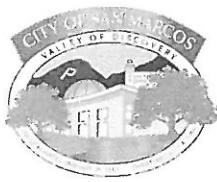
Introduction

The 4.05-acre site is currently occupied by the private school's Phase 1 development which consists of 15,638 square feet of classrooms and administrative offices within three (3) buildings, and an athletic field, playground, and parking lot. The future Phase 2 building will be constructed on a previously graded building pad which was graded at the same time as the Phase 1 development. Phases 1 and 2 were previously approved by Conditional Use Permit (CUP 03-587) and Mitigated Negative Declaration (ND 03-661). The project proposes to increase the area of the future Phase 2 building by 3,499 square feet for a total of 21,299 square feet which will provide space for a gymnasium, 2 classrooms, 2 labs, storage room, restrooms, and a chapel. No comments from the public were received.

Discussion

The site is zoned Estate Residential (R-1-20), and designated Rural Residential (1 to 2 dwelling units per acre) per the General Plan which is consistent with the properties to the north, south, and west. These properties are developed with single-family residences except for a church to the west. The properties to the east, across Las Flores Drive, are zoned Single-Family Residential (R-1-7.5) and designated Low Density Residential (4.1 to 8.0 dwelling units per acre) per the General Plan, and are developed with single-family residences.

The Phase 2 development was previously approved for a 17,800 square foot building to house a gymnasium, classrooms, and a chapel. However, the project now proposes a 21,299 square-foot building for Phase 2 which is an additional 3,499 square feet. Because of the additional square footage,



the proposed project requires approval of a modification of the previously approved Conditional Use Permit (CUP 03-587). Phases 1 and 2 were previously approved for a maximum of 400 students which the project does not propose to increase.

The existing sixty-eight (68) space parking lot will be reconfigured to add seven (7) parking spaces for a total of seventy-five (75) spaces. In addition, ninety-nine (99) parking spaces are available as temporary spaces on the existing athletic field for special events as previously approved by CUP 03-587. As a result, the school will provide a total of 174 parking spaces on site. This is ten (10) spaces less than the 184 parking spaces required by the City Parking Ordinance (SMMC Chapter 20.340). Therefore, a parking survey was conducted of the school to determine how many spaces were actually being used during normal school operations. The survey reviewed the existing 68-space parking lot over a 2-week period which showed that the parking spaces are currently under utilized with only 22 to 53 parking spaces being used each day. With development of the Phase 2 building, there will be up to 400 students at the school as permitted by CUP 03-587. This will be a 26% increase over the current enrollment of 297 students for the existing Phase 1 development. As a conservative estimate of parking demand for both phases, the number of used spaces per the parking survey is increased by 26% to show that the parking lot can accommodate parking for the school's employees, students, and visitors. Therefore, it is estimated that 28 to 67 parking spaces will be used for normal school operations when the school is at maximum enrollment of 400 students.

The future Phase 2 building will provide adequate setbacks and separation from surrounding properties in accordance with the Estate Residential (R-1-20) Zone (SMMC Section 20.215.050) and a previously approved building setback Variance (V 03-69) in 2003 which reduced the rear yard setback from forty (40) feet to twenty (20) feet. The Variance was initially approved for the building setback along the western property line, but subsequently the City determined, as approved by Grading Plan (GP 2355) for Phases 1 and 2, that the area along the southern property line was considered the rear yard. Therefore, the twenty (20) foot rear yard setback is applied to the southern boundary instead of the western side. This rear yard setback area overlaps with an existing 20-foot wide sewer easement for the Vallecitos Water District (VWD). Also per the previously approved Grading Plan (GP 2355), the area along the western property line is considered a side yard with a building setback of ten (10) feet which the future Phase 2 building will comply. The future Phase 2 building will have a maximum height of thirty-five (35) feet and two (2) stories. The project applicant requested a height of thirty-six (36) feet, but the project will be required to comply with thirty-five (35) feet to comply with the Estate Residential (R-1-20) Zone, and as a result, not impact the residences to the south. Roof equipment will be screened from view from Las Flores Drive and Grand Avenue.

Based upon the previously approved Mitigated Negative Declaration (ND 03-661) for the Phases 1 and 2 developments, a traffic study was prepared for the Phase 1 and 2 developments which estimated the

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private school will generate approximately 1,200 Average Daily Trips (ADT) based upon a maximum number of 400 students for both phases. Even though the square footage of the future Phase 2 building is proposed to be increased by 3,499 square feet, the project does not propose to increase the number of students. Therefore, there will not be an increase in ADT as a result of the proposed additional square footage. All potential traffic impacts have already been evaluated and mitigated for by the previously approved ND 03-661.

Potential noise impacts for both phases of the private school were previously evaluated by Mitigated Negative Declaration (ND 03-661). As part of the previous MND, an acoustical analysis was prepared which evaluated potential impacts of traffic noise from nearby roadways on the school facility and potential impacts of noise generated by the school (e.g.: playground activities, mechanical equipment, parking lot vehicle traffic) onto surrounding properties. In regards to outdoor mechanical (e.g.: ventilation) equipment for the buildings, the analysis indicated that sound barriers by means of parapet walls must be installed around equipment in order to reduce potential noise levels to 60 dBA or less at the property line. In accordance with the Noise Element of the City's General Plan, 60 dBA is considered an acceptable noise level for exterior space within a single-family residential zone. If other equipment is proposed for the future Phase 2 building than what was analyzed in the 2003 report, a supplemental acoustical analysis is conditioned to be submitted for review to substantiate that noise levels do not exceed the maximum level of 60 dBA at the property line. Since the project does not propose to increase the number of students for the school, the proposed additional 3,499 square-feet for the future Phase 2 building will not result in any potential noise increases from playground activities and parking lot vehicle traffic which were evaluated by the previous MND. The Noise Element of the City's General Plan estimates a future traffic noise level of 60 dBA generated from State Route 78 for the subject site and surrounding area. In accordance with the Noise Element, 65 dBA is considered an acceptable noise level for exterior space for a school. In addition, the Noise Element specifies interior noise levels to not exceed 45 dBA for a school. The Phase 2 building is conditioned to comply with the California Building Code which requires buildings to be constructed to comply with this standard.

Storm water Best Management Practices (BMPs) for the future Phase 2 building have already been installed on site when the Phase 1 development was constructed. Even though the project proposes to increase the size of the Phase 2 building by 3,499 square feet, the existing storm water BMPs are constructed with sufficient capacity to convey the runoff from the additional impervious surface area. Storm water runoff will flow into existing Low Impact Design Best Management Practices (BMPs), and BMPs will be implemented during construction of the project. Low Impact Development (LID) BMPs include roof, hardscape, and parking areas draining into vegetated swales and other landscaping. In addition, there are existing inlet filters installed within storm water drainage inlets. The vegetated swale along the south side of the property is conditioned to be re-planted with plant material.



Attachment(s)**Adopting Resolution**

- A- Vicinity Map
- B- Requested Entitlement
- C- Site & Project Characteristics
- D- Negative Declaration

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Approved/Submitted by:

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Jerry Backoff
Planning Division Director

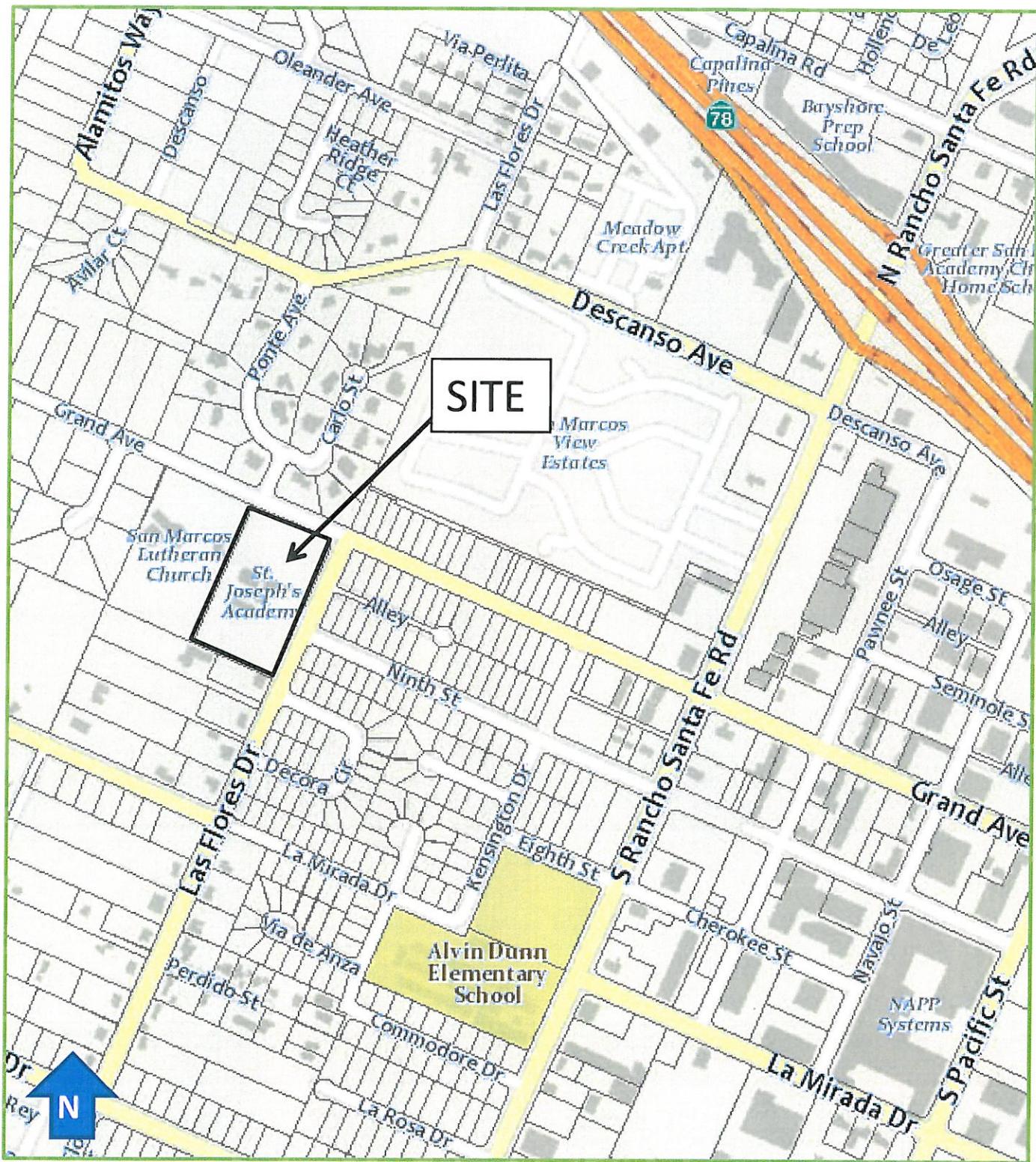
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ATTACHMENT A
Vicinity Map

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Vicinity Map





ATTACHMENT B
Requested Entitlements

- A Modification of a Conditional Use Permit to revise the previously approved Phase 2 site plan to allow for an additional 3,499 square feet for a Phase 2 building (totaling 21,299 square feet) at an existing private K-12 school within the Estate Residential (R-1-20), and adoption of Mitigated Negative Declaration (ND 14-008).

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ATTACHMENT C

Site & Project Characteristics

<u>Property</u>	<u>Existing</u>	<u>General Plan</u>
	<u>Land use</u>	<u>Designation</u>
Subject	Private School	R-1-20
North	Single-Family Res	R-1-20
South	Single-Family Res	R-1-20
East	Single-Family Res	R-1-7.5
West	Church	R-1-20

Flood Hazard Zone yes x no

Resource Conserv. Area yes x no

Sewers x yes no

Septic yes x no

Water x yes no

Gen. Plan Conformance x yes no

Land Use Compatibility x yes* no

* with approval of CUP.

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ATTACHMENT D
Negative Declaration 14-008

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