



**DATE:** August 10, 2017  
**TO:** Planning Commission  
**FROM:** Dave Reno, AICP, Principal Planner  
**BY:** Daniel S. Alcayaga, AICP, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP17-00001; Applicant: Pathways to College; APNs: 0405-042-59 & 60

---

## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2017-26, approving CUP17-00001.

## BACKGROUND

**Proposal:** A Conditional Use Permit to construct a 65,577 square foot charter K-8 school on 15 gross acres (Attachment 1).

**Location:** On the southeast corner of Mariposa Avenue and Eucalyptus Street.

**Current General Plan, Zoning and Land Uses:** The property is currently vacant and within the Regional Commercial (RC) and Office Professional (OP) Zones of the Main Street and Freeway Corridor Specific Plan (Specific Plan). Attachment 2 shows the land uses of the surrounding land. The site is surrounded by vacant land to the south, east and west. A single-family neighborhood exists to the north (Attachment 3).

## ISSUES/ANALYSIS

**Land Use:** The Development Code permits institutional uses, such as schools in any zone subject to a land use approval. Schools within the RC and OP Zones require approval of a conditional use permit. The proposed school includes an administrative area of 3,176 square feet; a 9,996 square foot multipurpose room; and 51,405 square feet of classroom area sized to accommodate 35 classrooms. The school's current enrollment is 350. The school at opening would have a capacity of 500 students, with long-range buildout capacity of 700. School faculty and staff would number about 70. The proposed school would operate on a traditional two-semester academic calendar. School hours would be from 8:00 am to 3:15 pm Monday through Friday. Athletic and play facilities would include one soccer field in the south end of the site; three basketball courts; three play areas with playground equipment; and several handball courts, foursquare courts, and tetherball courts.

The project as proposed complies with all development regulations. The proposed 187 parking spaces, including 6 accessible (handicap) parking spaces, satisfies the minimum code requirement. The landscaping within the parking lot area together with the athletic fields satisfies the minimum 10% landscaping requirement. The campus is designed with on-site parking adjacent to Boxwood Avenue. The northern driveway on Boxwood and the driveway on Mariposa Avenue will be limited to right turns only. The Fire Prevention Department approved the proposed emergency access locations. An additional driveway for emergency vehicle access would be on the eastern boundary of the site ending at Eucalyptus Street.

The project proposes development of a one-story building, most of which would be 19 feet high. The southwest corner of the building would be a multipurpose room 27.5 feet high. The building is situated over 200 feet from the street. The building includes Spanish style features including a Santa Barbara blend tile roof; tile accents; and arches over windows (Attachment 4). Tile is provided along the base of the building. The building's roof line is broken up by entry roof features with a glass frontage. The building complies with the City's architectural guidelines.

**Drainage:** The project would include two drainage systems, one of which will be located next to the northwest site boundary near Mariposa Avenue and a detention basin in the northeast part of the site. The basins together would have a volume of 59,549 cubic feet designed to handle the increase in storm water runoff as a result of construction of this project.

**Water and Sewer:** The school can be served by an existing 12-inch water line in Mariposa Avenue and an existing 15-inch PVC sewer line located in Mariposa Avenue.

**Traffic/Street Improvements:** According to the project's traffic study, the proposed project at capacity is projected to generate 451 vehicle trips (248 inbound and 203 outbound) during the AM peak hour and 300 trips (141 inbound and 159 outbound) during the PM peak. A total of 14 intersections were studied. The project itself would not create a deficient level of service for any street segment or intersection in proximity to the project, provided the developer pays the required development impact fees and constructs street improvements along the project frontage. As a condition of approval, Boxwood Avenue and Mariposa Avenue will be required to be constructed with half width improvements, including curb, gutter and sidewalk along the project's street frontages.

**Environmental:** Approval of this project requires adoption of a mitigated negative declaration pursuant to the California Environmental Quality Act (CEQA). The mitigated negative declaration and initial study (Attachment 5) prepared for this project concludes that there are no significant adverse impacts resulting from development of the school at capacity with the mitigation measures provided. The biological assessment shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. A pre-construction survey for the burrowing owl will be conducted prior to the issuance of a grading permit. There are 10 Joshua trees scattered around the project site, which will be transplanted within the site. The cultural report states that the property does not contain any historical or paleontological resources. Five Native American tribes were notified consistent with AB 52; however, no consultation was requested from the tribes.

**Conclusion:** The project conforms to the policies of the City's General Plan as well as the Specific Plan.

## **FISCAL IMPACT**

None.

## **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

## **ATTACHMENTS**

1. Site plan
2. Main Street and Freeway Corridor Specific Plan land use map
3. Aerial photo
4. Architectural elevations
5. Mitigated Negative Declaration ND-2017-04 and its initial study (under a separate cover)
6. Resolution No. PC-2017-26 (CUP17-00001), with list of conditions