



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: May 30, 2008

COUNCIL DISTRICT: 4
SNI AREA: N/A

SUBJECT: PDC07-072. PLANNED DEVELOPMENT REZONING FROM LI-HEAVY INDUSTRIAL, CP-COMMERCIAL PEDESTRIAN, R-2 TWO-FAMILY RESIDENCE, R-1-8 SINGLE-FAMILY RESIDENCE, A-AGRICULTURAL AND CO-COMMERCIAL OFFICE TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW DEMOLITION OF ABOUT 47,000 SQUARE FEET OF EXISTING BUILDINGS, CONSTRUCTION OF 135,884 SQUARE FEET RESULTING IN 272,578 SQUARE FEET FOR A PRIVATE SECONDARY SCHOOL USE (BELLARMINE) ON AN APPROXIMATELY 30 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF ELM AND EMORY STREETS.

RECOMMENDATION

The Planning Commission voted 6-0-1, Commissioner Zito absent, to recommend that the City Council approve the proposed rezoning from LI Heavy Industrial/CP Commercial Pedestrian/R-2 Two-Family Residence/R-1-8 Single-Family Residence/A Agricultural/ CO Commercial Office to the A(PD) Planned Development Zoning District to allow the demolition of about 47,000 square feet of existing buildings, construction of 135,884 square feet resulting in 272,578 square feet for a private secondary school use (Bellarmine) on an approximately 30 acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the applicant would be able to file and secure a subsequent Planned Development Permit to facilitate the build-out of the project as described above.

BACKGROUND

On May 28, 2008, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. Staff noted that as a result of a recent meeting with representatives from the College Park Neighborhood Association, an additional condition should be added to the proposed draft Development Standards to include the following: Student drop-off and pick-up areas at the beginning and end of the school day and for large events (as

defined by the subsequent Planned Development Permit) shall be limited to the areas as noted below:

- 1) Emory Street between Laurel Street and Stockton Avenue
- 2) Parking lots on Hedding Street that are north of Elm Street

Staff commented that the intent of this restriction is to minimize school-related traffic on the surrounding minor residential streets. These revised draft Development Standards are attached.

The school, represented by Father Paul Sheridan, spoke on behalf of the project and highlighted Bellarmine's ongoing public outreach efforts. Two other representatives for Bellarmine, Brian Adams and the project architect, Ernie Yamane, also spoke in behalf of the project.

In response to Commissioner Kamkar's question about whether Bellarmine could accept staff's additional project condition, Mr. Adams responded that it was Bellarmine's full intention to comply with such a condition, but stated it should be recognized that the surrounding neighborhood streets are "public streets" and that the school cannot restrict all traffic, and cannot guarantee full compliance.

Michael Hines, president of the College Park Neighborhood Association, spoke in favor of the rezoning. He expressed his appreciation with Bellarmine's on-going efforts to improve the school's relationship with the neighborhood over the past few years. He emphasized the importance of the special condition noted by staff to address student drop-off and pick-up areas that Bellarmine had agreed to incorporate in the project.

Other than Mr. Hines, no one else from the public spoke on the proposal.

Commissioners Jensen and Kinman identified their appreciation for Bellarmine's efforts to work cooperatively with the neighborhood, and encouraged ongoing communication in any future construction stage.

The Planning Commission then voted 6-0-1, Commissioner Zito absent, to approve the project as recommended by staff and including the drop-off area condition in the draft Development Standards.

ANALYSIS

An analysis of General Plan conformance and consistency with the Commercial Design Guidelines is contained in the attached staff report.

EVALUATION AND FOLLOW-UP

The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A community meeting was held for the project on November 13, 2007. Approximately 30 members of the community were present.

Community members generally expressed support for the project. The few concerns that were raised included drop-offs/pick-ups occurring on the opposite side of the campus (Emory Street) that generated traffic on minor residential streets, as well as students parking in the residential neighborhoods. The school is working to resolve these issues to some degree by the addition of satellite parking lots, as well as a proposal to fence portions of the campus which would prevent drop-offs in certain locations. There were also a few comments on the architecture of the proposed buildings, most notably the academic building on the corner of Elm and Emory Streets. The concern expressed was regarding the contrast between the building's modern appearance and the more traditional appearance of the homes located across the street. When the PD Permit for Phase II of the project is filed, staff can work with the applicant and neighbors to provide architecture that is in keeping with the surrounding neighborhood while reflecting Bellarmine's updated, more modern look.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Mitigated Negative Declaration- PDC07-072

for Susan Walton
JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Mike Enderby at 408-535-7843.

Attachment:

Draft Development Standards revised May 28, 2008