

DATE ISSUED: March 18, 2004 REPORT NO. 04-059

ATTENTION: Honorable Mayor and City Council
Docket of March 23, 2004

SUBJECT: THE BISHOP'S SCHOOL – PROJECT NO. 6162, COUNCIL DISTRICT
1, PROCESS FIVE

REFERENCE: Planning Commission Report No. PC-04-050

OWNER/
APPLICANT: The Bishop's School

SUMMARY

Issue(s) – Should the City Council approve a Coastal Development Permit, Site Development Permit, Special Use Permit, Planned Development Permit, Public Right-of-Way Vacation, Easement Dedication, Easement Abandonment, and Amendment to Site Development Permit and Coastal Development Permit No. 41-0217, to allow removal or demolition of nine existing buildings and expansion and construction of new school facilities throughout the campus site?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration No. 6162 and ADOPT the Mitigation, Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 10728, Site Development Permit No. 10727, Special Use Permit No. 10729, Planned Development Permit No. 80680, Amendment to Site Development Permit and Coastal Development Permit No. 41-0217; and
3. APPROVE the Public Right-Of-Way Vacation No. 10730 and Easement Dedication and Abandonment No. 10731.

Planning Commission Recommendation – On March 4, 2004, the Planning Commission voted 6-0 to recommend that the City Council Certify the Mitigated Negative Declaration No. 6162, Adopt the Mitigation Monitoring and Reporting Program, and recommended Approval of Coastal Development Permit No. 10728, Site Development Permit No. 10727, Special Use Permit No. 10729, Planned Development Permit No. 80680, Amendment to Site Development Permit and Coastal Development Permit No. 41-0217, Public Right-Of-Way Vacation No. 10730 and Easement Dedication and Abandonment No. 10731. The motion to recommend approval of the project also included a new condition (ATTACHMENT 11, Page 12, Condition No.74) regarding historical documentation of the buildings to be demolished. The applicant agreed to the condition, which is now contained in the draft permit conditions.

Community Planning Group Recommendation – On October 3, 2003, the La Jolla Community Planning Association voted 13-0-1, to recommend approval of the proposed project with one condition. Finding that the proposed street and alley vacations would be an improvement over the current circulation system, a benefit to the public and the adjacent property owners.

Environmental Review – A MITIGATED NEGATIVE DECLARATION, PROJECT No. 6162, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce the potential impacts to Archaeological Resources and Paleontological Resources to a level below significance.

Fiscal Impact – None, all cost associated with the processing of the project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None

Housing Impact Statement – The project proposes to demolish eight residential dwelling units which will result in the loss of eight market rate dwelling units to the housing stock of the La Jolla Community and the City's overall numbers.

Traffic Impact Statement - A traffic analysis was conducted and concluded that there would be no significant increase in traffic due to the increase in enrollment.

Water Quality Impact Statement - The total amount of runoff from the site would not be altered from existing site conditions. Pollutants generated at the site would be treated either by a filtering device in combination with a natural site feature or by treatment through discharge into vegetation prior to leaving the site. This development would treat site run-off in compliance with the City of San Diego Storm Water Standards regulations effective December 2002. These measures would mitigate any water quality impacts to below a level of significance.

BACKGROUND

The 9.96 acre project site is currently developed with an existing private school, made up of a ten building campus for the grades seven through twelve, with a current enrollment of 660 students. The school was originally built in 1909, and was designed by architect Irving Gill with many of the existing structures on site historic in nature. Scripps Hall is the original building and is designated as Historic Site No. 324. The area is fully developed with predominately multi-family residential use surrounding the site with some cultural uses to the north. The project site is located at 7607 La Jolla Boulevard, within the Zones 6 (Cultural), on the northern portion of the site and Zone 5 (Multi Family Residential) on the southern portion, all within the La Jolla Planned District, Coastal Overlay Zone (Non-Appealable Area Two), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, and within the La Jolla Community Plan Area. The proposed demolition, new construction, grading, and street actions all constitute, by definition, Coastal Development, which pursuant to the land Development Code (Section 126.0702) requires a Coastal Development Permit. The Site Development Permit is required, by the Land Development Code (Section 103.1204) for the La Jolla Planned District. The Special Use Permit is required by the Land Development Code (Section 103.1208) for the proposed expansion of a private school use within the La Jolla Planned District. The applicant requested the Planned Development Permit in order to allow more design flexibility and include proposed deviations to fence/wall heights, side and rear yard setbacks for the subterranean parking structure and athletic facilities, and the width of public sidewalk. The Public Right-of-Way Vacation is required for the proposed alley and street vacation. The Easement Dedication and Abandonment is required in order to update numerous on-site utility and sewer easements and facilitate the new site design.

DISCUSSION

Project Description – The project proposes to demolish nine, currently off-site, existing buildings located adjacent to the project’s south and southeast sides, along Draper Avenue and at the northern terminus of Cuvier Street (Attachment 6). These parcels are then proposed to be incorporated into the existing 9.96 acre school project area. The expansion and construction for the school facility would be phased to include a two-story science building to total approximately 19,807 square feet, a subterranean parking garage, artificial turf athletic field over the subterranean garage, public right-of-way vacations, and expansion of the existing swimming pool. Subsequent development phases include construction of a two-story Arts & Athletics Building to total approximately 20,000 square feet, a two-story Library Building to total approximately 20,000 square feet, and relocation of the tennis courts further north along Draper Avenue. The proposed expansion of the school facility would increase the project area from 9.96 acres to 11.1 acres, the total building square footage would be increased from 177,650 to 313,916, the total provided off-street parking spaces would be increased from 164 to 257, and the student enrollment would be increased from 660 to 725.

The proposed building elevations (Attachment 8) of the science building, arts and athletic building, and the library building indicate the use of stucco and plaster, trellis columns, and vinyl clad windows with color matching the existing buildings on campus. The overall architectural theme of the three new buildings is designed to be architecturally sympathetic to the original campus architecture and was reviewed by the City’s Historical Resources Board Staff.

Proposed grading would consist of 60,500 cubic yards of cut and 1,500 cubic yards of fill for a

maximum depth of cut of 25 feet. Approximately 59,000 cubic yards of material will be exported offsite.

The proposed Public Right-Of-Way Vacation (Attachment 7) is for a 75 foot long portion of Cuvier Street east of school site and a 225 foot long segment of the alley between Cuvier Street and Draper Avenue. A new alley is proposed bordering the southern property line of the campus. The Easements to Abandoned and Dedicated involves a number of storm drain, sewer, and public utility easements within the project site.

ENVIRONMENTAL ANALYSIS -The City of San Diego Environmental Analysis Section completed an Initial Study for the proposed project and identified the following environmental issues: archaeology, paleontology, geology, historical resources (architecture), transportation/parking and water quality/hydrology.

Technical reports were received, reviewed and approved for historical resources, hydrology/water quality, geology, and transportation/parking. A Mitigated Negative Declaration (MND) No. 6162 has been prepared for the proposed project. The MND identified that the project would result in potential significant impacts to archaeological and paleontological resources. These impacts are mitigated to a level below significant through the Mitigation, Monitoring and Reporting Program (MMRP) established within the MND.

During public review, two comment letters were received which raised issues regarding the approved historical resources technical reports. Staff feels that these issues have been adequately addressed in the response to comments and the revised reports. The MND also identified that the project would not significantly impact geology, historical resources (architecture), transportation/parking and water quality/hydrology.

COMMUNITY PLANNING ANALYSIS - The front portion of the subject property is designated for School uses in the La Jolla Community Plan (LJCP) while the rear portion is designated as Medium Density (14-43 du/ac) Residential. The LJCP encourages that the scope of educational programs at schools within La Jolla be expanded as needed, provided that any new development is compatible with the adjacent area and would not negatively impact surrounding neighborhoods. The proposed development would expand the operations of the Bishops School while providing additional parking above the requirements of the Land Development Code, in order to prevent parking from “spilling over” onto adjacent streets. The parking would primarily be located within a parking garage below the proposed athletic field and would be largely screened from public view.

The proposed project requests deviations for the height of fences within the setbacks along Draper Avenue and La Jolla Boulevard. Portions of the wall along Draper Avenue would reach approximately five feet in height, however, each scallop would fall to a low-point of three feet at the midpoint between each set of pilasters. The combination wall/fence along La Jolla Boulevard is proposed as a solid wall up to a maximum of three feet, with scalloped open fencing above that undulates in height from approximately four to six feet.

The proposed scalloped designs conform with recommendations of the LJCP to be sympathetic

to existing historic resources by relating to the historical six-foot scalloped plaster wall along Prospect Street. In addition, the scalloped designs address the goals of the LJCP regarding neighborhood compatibility by creating transparency and a visual interface between the campus and the surrounding area.

The proposed project also requests a deviation to allow a five-foot wide sidewalk along Draper Avenue where an eight-foot wide sidewalk is required. While the requested deviation would reduce the width of paved area of the sidewalk, the deviation would accommodate a three-foot wide landscaped planter strip between the curb and sidewalk. This planter strip would implement specific recommendations of the LJCP and the La Jolla/La Jolla Shores Local Coastal Program (LCP) to buffer pedestrians from automobile traffic and contribute to an attractive streetscape. These recommendations are particularly important given the location of the property within the pedestrian-oriented village area of La Jolla. Based on the above discussion, the proposed project (including the cited deviations) conforms with the recommendations of the LJCP and the LCP.

CONCLUSION

The Planning Commission and City Staff have reviewed the request for a Coastal Development Permit, Site Development Permit, Special Use Permit, Planned Development Permit, Public Right-of-Way Vacation, Easement Dedication and Abandonment, and Amendment to Site Development and Coastal Development Permit No. 41-0217 for the proposed expansion of the private school, and found the project, with the outlined deviations, in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development, Site Development, Special Use, Planned Development, Public Right-of-Way Vacations, Easement Dedication and Abandonment, and the Amendment to the past permit. The Planning Commission and City Staff has determined that the development is consistent with the land use designation of the La Jolla Community Plan, and believe the required findings can be supported (Attachments 13 & 14). Therefore, the Planning Commission and City Staff recommend that the City Council, Certify the Mitigated Negative Declaration and Adopt the Mitigation, Monitoring and Reporting Program, and Approve the Coastal Development Permit, Site Development Permit, Special Use Permit, Planned Development Permit, Public Right-of-Way Vacation, Easement Dedication and Abandonment, and Amendment to Coastal Development and Site Development Permit No. 41-0217.

ALTERNATIVE

1. Approve Coastal Development Permit (CDP) No. 10728, Site Development Permit (SDP) No. 10727, Special Use Permit (SUP) No. 10729, Planned Development Permit (PDP) No. 80680, Public Right-of-Way Vacation No. 10730, Easement Dedication No. 10731, Easement Abandonment, with modifications.
2. Deny Coastal Development Permit (CDP) No. 10728, Site Development Permit (SDP) No. 10727, Special Use Permit (SUP) No. 10729, Planned Development Permit (PDP) No. 80680, Public Right-of-Way Vacation No. 10730, Easement Dedication No. 10731, Easement Abandonment, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

PROJECT MANAGEMENT/GRG

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Data Sheet
4. Project Chronology
5. Project Existing Site Plan
6. Project Proposed Site Plan
7. Right-of-Way Vacation & Easement Dedication/Abandonment Exhibit
8. Building Elevations
9. Landscape Plan
10. Site Cross Sections
11. Draft Permit with Conditions
12. Draft Resolution with Findings
13. Draft Public Right-of-Way Vacation Resolution
14. Copy of Recorded Permit
15. Community Planning Group Recommendation
16. Ownership Disclosure Statement