



RECEIVED

DEC 20 2018

December 20, 2018

Dept. of Planning
& Building

Joanna Cortez -- Associate Planner
City of Huntington Beach
200 Main Street
PO Box 190
Huntington Beach, CA 92648

Subject: The Pegasus School Conditional Use Permit No. 18-042/Design Review Board
No. 18-027 (Pegasus School Campus Master Plan)

Dear Ms. Cortez:

The Pegasus School submits this letter as an update to the October 11, 2016 Transportation Mitigation Plan (TMP) addressing the changes to the school's existing parking lots. The TMP was prepared in 2016 in response to the increase of the school population by 30 students. It includes a description of 26 operational measures to manage and improve traffic efficiencies at the school.

We are currently proposing changes to the CUP including the replacement of existing modular classroom facilities with permanent facilities and parking lot improvements. The new buildings would be located within the existing school footprint, and the parking lot would be reoriented to the north to combine two parking areas and to increase vehicular queueing onsite. The improvements will not increase either the number of classrooms or the maximum number of enrolled students, which is capped at 595 students.

No new driveways or additional drive aisles are proposed, and there would be no change to offsite traffic circulation. Reorienting the existing parking area from a 45-degree configuration into a 90-degree configuration to the north will increase the vehicle queueing space onsite. The stacking lane will be lengthened to accommodate an additional 45 cars over the existing 50-car capacity, resulting in space for approximately 95 cars onsite.

An increase in onsite parking at the school is not required as a part of this project, because the maximum student enrollment will not be changed. However, the reconfigured parking area will create 1 additional parking space, increasing the onsite parking from 191 spaces to 192 spaces. In addition, 8 temporary or parking spaces are also proposed, which are intended as short-term spaces for parents who may have to wait for their students or have brief business on campus.

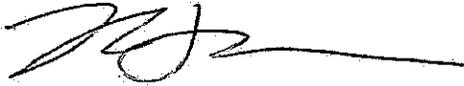
All provisions of the 2016 TMP will remain in full force and effect. The parking area improvements would further improve the traffic efficiency at the school, as they are proposed in

Where bright minds soar

addition to the existing mitigation measures and operational procedures of the. A copy of the Site Plan showing the facility and the parking lot improvements is attached hereto.

We appreciate the time you have dedicated to The Pegasus School improvements. Please do not hesitate to contact me with any questions at (714) 964-1224 Ext. 1110.

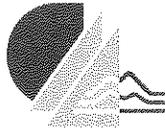
Sincerely,

A handwritten signature in black ink, appearing to read 'Rene Cogan', with a long horizontal line extending to the right.

Rene Cogan
Chief Financial Officer

Attachment: Site Plan

cc: Shawna Schaffner, CAA Planning, Inc.



CAA PLANNING

RECEIVED

NOV 02 2018

Dept. of Community Development

November 2, 2018

Ms. Joanna Cortez
Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Subject: Planning Application Submittal Letter, The Pegasus School

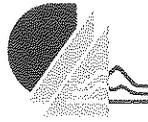
Dear Ms. Cortez:

On behalf of The Pegasus School, CAA Planning, Inc. (CAA) is pleased to submit this application for a Conditional Use Permit (CUP) and a Design Review Permit. The project proposes the replacement of existing modular classroom facilities with permanent facilities and parking lot improvements to increase vehicular stacking onsite. The project will not increase either the number of classrooms or the maximum number of enrolled students, which is capped at 595 students.

The Pegasus School previously submitted preliminary plans to the City of Huntington Beach (City) Planning Department in March 2018. The preliminary plans were reviewed by several departments within the City, including Police, Fire, and Building. A Development Assistance Team (DAT) meeting was held on April 26, 2018 to secure initial City input. Comments provided by City departments and meeting attendees on the preliminary plans have been incorporated into the plans submitted with this application. A pre-application meeting was held on October 29, 2018 with additional City comments incorporated into updated plans.

The project proposes demolition of approximately 12,100 square feet and construction of 24,500 square feet for a net increase of 12,400 square feet. The project is intended to serve the existing student population without increasing the existing number of classrooms or the maximum student enrollment approved by the 2016 amendment to the CUP. The project includes the removal of a majority of the existing modular classrooms and a one-story classroom to be replaced with two new one-story buildings in substantially the same locations. The new buildings would house classrooms and labs in one building and a library and media center with administrative space and meeting areas in the second building. The location of the new buildings would create a middle school quad with informal seating areas, paved areas, and landscape areas. A total of 14 classrooms would be removed and replaced with no net increase to the overall classroom count.

The existing parking area would be reoriented and increased in length. Although vehicle access and circulation will not change, the reorientation and length increase will reduce the number of cars waiting offsite during drop off and pick up times by increasing the length of the onsite stacking lane. The pick up and drop off curb will be lengthened, resulting in space for approximately 95 cars to queue onsite, which is approximately 45 more cars than the existing configuration can accommodate. No new driveways or additional drive aisles are proposed.



An increase in onsite parking at the school is not required as a part of this project because the maximum student enrollment will not be increased; however, the reconfigured parking area will create 3 additional parking spaces, increasing the onsite parking from 191 spaces to 194 spaces. Six additional temporary or overflow parking spaces are proposed, which are intended as short-term spaces for parents who may have to wait for their students or have brief business on campus. A narrative from the project architect detailing the proposed changes to the school campus is included with this application.

Planned Phasing

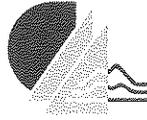
The project would be implemented in two phases with the first phase involving on the parking lot improvements, the removal of seven modular classrooms, and the construction of the new classroom and lab building, as shown on sheet A.5.1 of the plan set. During the second phase of the project, one existing building (building E) will be removed and replaced with a modernized one-story library and media center in a similar location, as shown on sheet A.5.2 of the plan set. Pending available funds, a new lower school playground area may also be constructed during phase two.

It is anticipated that phase one would commence June 2019 and would be completed in August or September 2019 in time for the 2019-2020 school year. Phase two is anticipated within approximately 10 years but may advance more quickly depending on available funding.

Zoning Consistency

The project site is zoned as Public-Semi Public and is located within a predominantly single-family residential community. The Pegasus School has an existing CUP for school facilities and operations. The project proposes the replacement of aging buildings, and no new or expanded uses would result from the proposed project. The project has been designed consistent with Zoning Code Title 21 Chapter 214, Public-Semi Public District. The following table provides a comparison between the project and the City's development and parking standards.

Development Standard Comparison		
	Zoning Code	Proposed Project
Parking Spaces	191 spaces	194 spaces + 6 temporary spaces
Max Floor Area (FAR 1.5)	892,543 sf	89,400 sf
Building Height	50 feet max	32 feet
Setbacks		
Front	10 feet	96 feet
Side	0 feet	117 feet
Side Street	10 feet	52 feet
Rear	0 feet	190 feet
Landscape (min 8%)	59,5029 sf	327,759 sf



Conditional Use Permit

The Pegasus School was originally issued a CUP on February 7, 1989. The CUP has been amended several times, most recently in 2016 to allow for an increase in maximum student enrollment from 565 students to 595 students. The project proposes removing and replacing 14 classrooms with no net change to the total number of classrooms and no increase to the maximum student enrollment of 595 students.

The CUP requested by this application would be issued consistent with the existing CUP and would incorporate previous conditions of approval including not expanding the existing number of students or the maximum number of classrooms allowed onsite. The school is sensitive to vehicular traffic during drop off and pick up times and proactively engages in traffic-calming practices such as promoting bus ridership and carpooling, and staggering drop off and pick up times. These traffic-calming practices were implemented to satisfy conditions of the existing CUP or as a part of traffic mitigation measures and will continue to be implemented as a part of the requested CUP. The table below identifies the school's start and end times as follows:

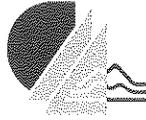
The Pegasus School Bell Schedule		
	Start Time	End Time
Pre-K and Kindergarten	9:00 a.m.	2:30 p.m.
Grades 1-2	8:30 a.m.	2:30 p.m.
Grades 3-5	8:30 a.m.	3:00 p.m.
Grades 6-8	8:00 a.m.	3:15 p.m.

Design Review Consistency

The City does not have a design review checklist designated for Public/Semi Public facilities; however, the City's multi-family design review checklist is instructive in providing a guideline for the type of development deemed as compatible by the City. The project has been designed to be compatible with the City's applicable guidelines, including but not limited to the arrangement of structures, circulation, and open spaces to recognize the particular characteristics of the site. A completed design review checklist has been provided as a part of this application.

California Environmental Quality Act (CEQA)

The proposed project qualifies under the California Environmental Quality Act (CEQA) Class 14 Exemption in Section 15314 – Minor Additions to Schools and Class 11 Exemption in Section 15311(b) – Accessory Structures. Class 14 exempts minor additions to existing schools within existing school grounds where the addition does not increase the school capacity by more than 25% or ten classrooms, whichever is less. Class 11 exempts the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including small parking lots.



Class 14 – Minor Additions to Schools

The proposed development will be located on the 13.66-acre site where approximately 77,000 square feet of school facility currently exists. The project would result in a net increase in building square footage by 12,400 square feet to 89,400 square feet. No net increase in the number of classrooms is proposed and The Pegasus School will continue to serve students in grades pre-kindergarten through eighth grade. No traffic impacts would occur as a result of the proposed project. It is anticipated that increasing the stacking lane capacity by approximately 45 cars and adding 3 new parking spaces and 6 new temporary spaces would improve traffic on adjacent streets during drop off and pick up times. There are no unique environmental characteristics associated with the addition of 12,400 square feet of school facilities and reorientation of the parking lot.

The project will not increase the maximum school population or the classroom count and is consistent with the intent and definition of a Class 14 exemption. No additional environmental analysis is required. Adherence to all relevant state and local regulations and standard conditions for the development of the project will further ensure that environmental impacts are less than significant and that the Class 14 exemption is appropriate for this project.

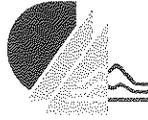
Class 11 – Accessory Structures

The reoriented parking lot will improve vehicular circulation and provide additional onsite parking for parents, staff, and visitors. The proposed drop off and pick up curb would accommodate approximately 95 cars onsite, while only 50 cars can be accommodated by the existing configuration. Three additional parking spaces would be included, which will bring the total onsite parking count to 194 parking spaces. In addition to the proposed 194 parking spaces, 6 new temporary parking spaces will provide parents and visitors with a short-term parking option while on campus. The increase in the existing parking lot is proposed to serve the school's parking needs and therefore is consistent with the intent and definition of a Class 11 exemption for the construction and replacement of small accessory structures.

Required Actions

Section 241.04 of the Zoning Code allows for the Planning Commission to approve CUP Applications consistent with the City's General Plan and Zoning Code. For the CUP to be approved, the Planning Commission must find:

1. The establishment, maintenance and operation of the use will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood.
2. The granting of the conditional use permit will not adversely affect the General Plan.
3. The proposed use will comply with the provisions of the base district and other applicable provisions in Titles 20 through 25 and any specific condition required for the proposed use in the district in which it would be located.



Ms. Joanna Cortez
November 2, 2018
Page 5 of 5

The project will not be detrimental to the welfare of people or the value of property, will not adversely affect the General Plan. The proposed use will comply with all applicable provisions of the underlying zoning district and applicable provisions in Titles 21 through 25. Draft Findings are attached hereto.

In addition to the attachments referenced above, this submittal contains materials required by the City's planning application including 12 complete plan sets with photographs of the existing site and surrounding area, public noticing materials, a completed Design Review Checklist, a preliminary drainage plan, a Water Quality Management Plan (WQMP), geotechnical analysis, and the preliminary title report. Digital copies of all submittal materials, including the planning application, plans, studies, and photographs, are provided on the enclosed thumb drive.

We look forward to working with you on this project. Please do not hesitate to contact me or Pua Whitford at (949) 581-2888 with any questions.

Sincerely,

CAA PLANNING, INC.

Shawna Schaffer
Chief Executive Officer

Attachments: Planning Application and Required Materials
Detailed Narrative
Draft Findings

cc: Rene Cogan, The Pegasus School



THE PEGASUS SCHOOL
 CAMPUS MASTER PLAN - PROGRAM
 Classroom Count Analysis

EXISTING to be removed (Area of Work)	classrm #	Remarks
Existing building E		
Oration Debate	1	
Science	1	
Science	1	
Science	1	
Tech	1	
Tech Admin		
Restroom boys		
Restroom girls		
Existing Relo 2		
English	1	
Spanish	1	
Spanish	1	
Spanish	1	
Existing Relo 3		
Music	1	
English	1	
Maths	1	
Building M		
Classroom		1 M42 and M43 returned to single classroom space
Classroom		1 M39 and M40 returned to single classroom space
Total existing classroom removed	14	

NEW Classrooms to be added (Area of Work)	classrm #	
New Building Phase 1		
English	1	
English	1	
Music	1	
Oration Debate	1	
Restroom boys		
Restroom girls		
Science	1	
It Lab	1	
Spanish	1	
Spanish	1	
Spanish	1	
Tech	1	
Common space		
New Building Phase 2		
Library media center		
All-Gender		
Instructional coach		
Tech Admin		
Parent conference		
Admin. Space		
Total new classrooms	14	

Net new classrooms	0	
---------------------------	----------	--