



City of Huntington Beach

File #: 19-164

MEETING DATE: 2/26/2019

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Joanna Cortez, Associate Planner

SUBJECT:

CONDITIONAL USE PERMIT NO. 18-042 (PEGASUS SCHOOL REMODEL): To permit a two-phased campus remodel for the demolition of approximately 12,100 sq. ft. of classrooms and construction of 24,500 sq. ft. of classrooms/library: Phase 1 - Replace seven modular classrooms with a 16,600 sq. ft., single-story classroom/lab building at an overall height of 23 ft.-6 in. and reconfiguration and expansion of an existing parking lot and drop off area; Phase 2 - Replace an existing classroom building with a 5,651 sq. ft., single-story library building at an overall height of 23 ft.-7 in. and install playground equipment at 19692 Lexington Lane; and find the project exempt from CEQA.

LOCATION:

19692 Lexington Lane, 92646 (east side of Lexington Ln., between Shalom Dr. and Shangri La Dr.)

APPLICANT:

Shawna Schaffner, CAA Planning, 30900 Rancho Viejo Road, Suite 285, San Juan Capistrano, CA 92675

**PROPERTY
OWNER:**

Rene Cogan, The Pegasus School, 19692 Lexington Ave., Huntington Beach, CA 92646

**BUSINESS
OWNER:**

Rene Cogan, The Pegasus School, 19692 Lexington Ave., Huntington Beach, CA 92646

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach's adopted land use regulations (i.e. General Plan, Zoning Map and Zoning Code including any specific plans and overlay districts where applicable)?

2. Does the project proposal satisfy all the findings required for approving a Conditional Use Permit?
3. Has the appropriate level of environmental analysis been determined?

RECOMMENDATION:

That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15314, Class 14.

B) Approve Conditional Use Permit No. 18-042 with suggested findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):

- A) Continue Conditional Use Permit No. 18-042 and direct staff to return with findings for denial.
- B) Continue Conditional Use Permit No. 18-042 and direct staff accordingly.

PROJECT PROPOSAL:**Background:**

The Pegasus School is an existing private school facility (junior kindergarten through eighth grade) that operates from a closed public school site (Arevalos School). The school is located on an approximately 14-acre site near the intersection of Brookhurst Street and Yorktown Avenue. The campus is comprised of 15 buildings (including small modular buildings) with 117 full-time and part-time faculty/staff members.

The Pegasus School was established in 1989 and has been reviewed and analyzed under previous entitlements:

- Conditional Use Permit No. 88-056: To establish the Pegasus School.
- Conditional Use Permit No. 89-022: To increase student enrollment (maximum 300 students, including a maximum of 60 preschool students).
- Conditional Use Permit No. 95-033: To add eight modular classroom/office buildings and increase school enrollment (maximum 500 students).
- Conditional Use Permit No. 96-089: For a phased master plan to allow a 2,400 sq. ft. addition to existing buildings and allow the construction of a 21,000 sq. ft. activities center/gym.
- Entitlement Plan Amendment No. 01-001: To increase student enrollment (maximum 565 students), relocate overflow parking, and approve staff parking lot.
- Entitlement Plan Amendment No. 15-002: To increase student enrollment (maximum 595 students).

The two most recent entitlements increased student enrollment. In an effort to alleviate potential traffic problems related to the school, a traffic mitigation plan and action plan for drop-off and pick-up of the students was implemented under EPA No. 01-001 and EPA No. 15-002 in cooperation with the neighborhood, Police Department, Public Works Department, and Community Development Department. Pegasus instituted the following measures (Attachment No. 4):

- Staggered schedule for arrival and dismissals;

- On-site drop-off and pick-up lane to facilitate vehicle movement;
- Instituted a comprehensive carpooling program;
- Established a bus program; and
- Informing the neighborhood of upcoming events at the school.

The applicant proposes the demolition of approximately 12,100 sq. ft. of existing buildings (seven modular buildings and one permanent classroom building) for the construction of 24,500 sq. ft. for two new permanent buildings, for a net increase of 12,400 sq. ft. In addition, the applicant is proposing new playground equipment and to increase an existing parking lot along Lexington Ln.

No additional driveway aprons or drive aisles are proposed. The campus currently has a total of 191 striped parking spaces (35 staff parking spaces, 99 general parking spaces and 57 overflow spaces). With the expansion and reorientation of the Lexington Ln. parking lot to incorporate the existing overflow parking area, on-site parking will be increased to 194 spaces (the existing 134 space parking lot plus the 57 space overflow area plus an additional three new spaces) and also allow more vehicles to queue onsite for daily student pick up and drop off. All provisions of the aforementioned traffic mitigation plan will remain in full force and effect. Classroom count and student enrollment will not increase with the proposed request (Attachment No. 3).

Phasing:

The project is proposed to be developed over two phases as described below:

Phase I: Phase I consists of the demolition of seven modular buildings, new construction of a one-story classroom and lab building, and expansion of the existing parking lot. If approved, Phase I is expected to occur between the close of the school year in Summer of 2019 and the beginning of the next school year in Fall 2020.

Phase II: Phase II consists of the demolition of an existing classroom building (Building E), construction of a single-story library and media center in the same location of Building E, and pending available funds, construction of a new playground. Phase II is expected to occur within approximately 10 years from conditional use permit approval, but may advance more quickly, depending on available funding.

Community Meeting

On February 11, 2019, the school held a community meeting to explain the project to nearby residents. The neighbors complimented the school over their traffic mitigation plan but expressed concerns over the proposed construction. Concerns were raised about construction noise during the summer months, construction staging and parking during the school year, and potential damage to public streets due to new construction. The school proposed to have all construction staging and parking to occur onsite. In addition, the school confirmed that there will be no construction on Sundays. As conditioned, all construction staging and parking will occur on the school's property and construction hours will be limited (Attachment No. 1)

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	PS (RL) (Public Semipublic (Residential Low Density))	PS (Public Semipublic)	Private School
North, South, and West of Subject Property:	RL (Residential Low Density)	RL (Residential Low Density)	Single Family Residential
East of Subject Property:	P (Public)	RL (Residential Low Density)	Edison ROW

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is currently PS (RL) (Public Semipublic with underlying Residential Low Density). Conditional Use Permit No. 18-042 to remove existing modular and classroom buildings, construct two new classroom buildings, install new playground equipment, and expand an existing parking lot is consistent with this designation and the goals, policies, and objectives of the City's General Plan as follows:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Goal LU-6: Neighborhood school sites adapt over time to meet the changing needs of the community.

The project will revitalize and modernize an existing school with improvements consistent with the General Plan land use of PS (RL). The new buildings and expanded parking lot are compatible with the proportion, scale, and character of the remaining school buildings and adjoining residential uses. The new buildings will house classrooms and labs in one building and a library/media center with administrative/meeting areas in the second building. Neither classroom count nor student enrollment will increase with the new site improvements. The one-story school buildings are consistent with the maximum height requirements and complement the adjacent uses. Additionally, the design of the new buildings is attractive and will incorporate a contemporary design. The new buildings will be oriented in a manner that creates an interior school quad with new landscape, hardscape, and outdoor seating for the students. The proposed improvements will allow the expansion of a private school facility, thereby enhancing the educational opportunities available to the youth of the community without impacting surrounding residential development.

Circulation Element

Goal CIRC-1c: Through ongoing evaluation of jurisdiction, efficient transportation management provides the highest level of safety, service, and resources.

Policy CIRC-1c(G): Limit driveway access points, require driveways to be wide enough to accommodate traffic flow from and to arterial roadways, and establish mechanisms to consolidate driveways where feasible and necessary to minimize impacts to the smooth, efficient, and controlled flow of vehicles, bicycles, and pedestrians.

The parking lot expansion will reorient and increase the length of the Lexington Ln. parking area and will not add any new driveways or additional drive aisles. The pick-up and drop off curb will be increased and will allow approximately 45 more cars to queue onsite instead of along Lexington Ln.

Zoning Compliance:

The proposed project complies with the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) including setbacks, building height, floor area ratio, landscape, and parking. The campus currently has a total of 191 on-site striped parking spaces. The new buildings will not constitute an increase in required parking spaces as no increase is proposed to the number of classrooms nor to the number of enrolled students per section 231.04 of the HBZSO (Attachment No. 3). However, with the expansion and reorientation of the Lexington Ln. parking lot, on-site striped parking will be increased to 194 spaces. The school's existing traffic mitigation plan (Attachment No. 4) will continue to be implemented with the expanded parking lot.

Urban Design Guidelines Conformance:

The project complies with the City's Urban Design Guidelines. The new buildings have a mid-century modern design that incorporates architectural elements such as clerestory windows, articulating rooflines, metal fascia accents, multi-colored fiber cement panels, and brick veneer base. These buildings not only modernize the campus but are also compatible with the existing buildings and surrounding residential uses. The proposed project is compatible in the proportion, scale, and character of the remaining school buildings and adjoining residential uses. The new buildings will be oriented in a manner that will create a school quad with new landscape, hardscape, and outdoor seating for the students.

Environmental Status:

The proposed project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15314, Class 14 - *Minor Additions to Schools* of the CEQA Guidelines as the project is located at an existing school and involves the expansion of a parking lot and two new buildings that will not increase original student capacity by more than 25% or 10 classrooms.

Coastal Status:

Not Applicable

Design Review Board:

The Design Review Board reviewed the design, colors, and materials of the project on February 14, 2019. They recommended approval to the Planning Commission with no modifications.

Subdivision Committee:

Not Applicable

Other Departments Concerns and Requirements:

The Departments of Community Development, Public Works, and Fire have reviewed the project and identified a list of code requirements (Attachment No. 5) applicable to the project.

Public Notification:

Legal notice was published in the Huntington Beach Wave on February 14, 2019, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of February 19, 2019, staff has not received any inquiries about the project.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
January 18, 2019	March 18, 2019

SUMMARY:

Staff recommends that the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15314, Class 14.
- B) Approve Conditional Use Permit No. 18-042 with suggested findings and conditions of approval (Attachment No. 1).

This recommendation is based on the following:

- Complies with the General Plan and the base zoning district and other applicable provisions in Titles 20-25 of the HBZSO including setbacks, building height, floor area ratio, landscape, and parking;
- Compatible with the existing surrounding commercial uses in proportion, scale, and character and includes attractive design with varied rooflines and architectural elements;
- Classroom count and student count will not increase; and
- New parking layout will increase pick-up and drop off curb allowing 45 more cars to queue onsite.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated December 20, 2018
3. Narratives received and dated November 2, 2018 and December 20, 2018
4. Traffic Mitigation Plan received and dated October 11, 2016
5. Vicinity Map
6. Code Requirements