

Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 29, 2007
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR A MASTER DEVELOPMENT PLAN FOR WESTRIDGE SCHOOL FOR GIRLS AT 324 MADELINE DRIVE

RECOMMENDATION

This report is for information only.

BACKGROUND

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

The applicant, Westridge School for Girls, has submitted an application for a new three-phase Master Development Plan for proposed improvements to the campus consisting of a new upper school science building, demolition of existing Smud and Gertrude Hall classroom buildings, new middle school classrooms, demolition of Ranney House building, new lower school buildings, and an underground parking garage.

In addition, the project includes a zone change and general plan amendment to add the property at 1066 South Orange Grove to the campus and to replace the existing single family house with a new upper school science building.

PROJECT DESCRIPTION

The project site is the 9.15-acre Westridge School for Girls campus at 324 Madeline Drive – also fronting on Orange Grove Boulevard and State Street. Westridge is a private school for girls in grades 4 through 12. The school population of 502 students is not proposed to increase, but new and modernized facilities will be provided for the

existing student population. Westridge is proposing a new Master Development Plan to include the following projects:

Phase I

1066 Orange Grove Boulevard – Zone Change and General Plan amendment from multi-family (RM 16-1) to institutional (PS) for this property. Demolition of existing single-family house and closure of Orange Grove Boulevard circular driveway. This property is owned by Westridge School and is temporarily occupied by a faculty member.

Science Center – Construction of a 19,370-square foot Science Center at 1066 Orange Grove Boulevard. This building will contain laboratory and classroom space for upper school Chemistry, Life Science, and Physics as well as independent research space. The building is proposed to be a green building and has been designed to be one story with a full basement to minimize the height of the building.

Phase II

Demolition of existing buildings – Gertrude Hall classroom building (1,895 square feet) and Smud Lecture Hall building (1,155 square feet) will be demolished to provide space for new middle school classroom buildings.

Middle School – A cluster of one and two-story classroom buildings of approximately 21,000 square feet will be built on Orange Grove Boulevard south of Madeline Drive to accommodate the middle school.

Phase III

Demolition of Ranney House – This two-story, 8,376-square foot building will be removed to provide space for the new lower school.

New Parking Structure – The existing surface parking lot at the northeast corner of Orange Grove Boulevard and State Street will be replaced with an underground parking structure at the same location. The total campus will continue to provide 149 parking spaces as are currently provided.

Lower School – A new lower school campus consisting of one and two-story buildings of approximately 17,500 square feet will be constructed on top of the new underground parking structure.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This

report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address traffic and circulation, aesthetics, historic resources, and other issues. A full traffic impact and parking analysis study will be prepared for the project. The tree removal and replacement tree plan will be reviewed during this process. At the conclusion of this review, staff will determine whether an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration will be prepared.

Transportation: A full traffic impact and parking analysis study will be prepared for the project and will be reviewed by city staff. The project is not anticipated to be reviewed by the Transportation Advisory Commission because no increase in enrollment is proposed and there is no significant change to the traffic pattern.

Historic Preservation and Design Review: The Master Development Plan will be reviewed by the Design Commission. It does not appear that the buildings proposed for demolition are of historic significance; however this will be researched during the Master Development Plan process. After adoption of the Master Development Plan, all new buildings will be subject to Consolidated Design Review prior to receiving a building permit.

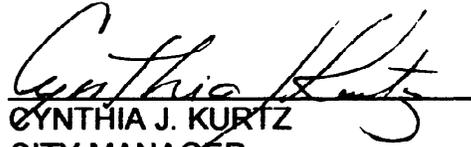
Timeline: The following timeline outlines the major steps in the process:

Date	Activity
January 2007	Application submitted for Master Plan, Zone Change and General Plan Amendment
February / March 2007	Preparation of Traffic Study and Initial Environmental Study and determination of environmental decision required
March 2007	Neighborhood Meeting if Environmental Impact Report (EIR) is not required
April 2007	Design Commission - Review and comment on the Master Development Plan
May 2007	Planning Commission public hearing
June 2007	City Council public hearing
Summer 2007	Consolidated Design Review

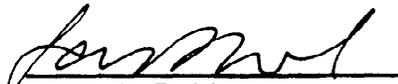
FISCAL IMPACT

The applicant will be required to pay fees for processing the Master Development Plan, Zone Change, General Plan Amendment, Design Review, and Initial Environmental Study which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

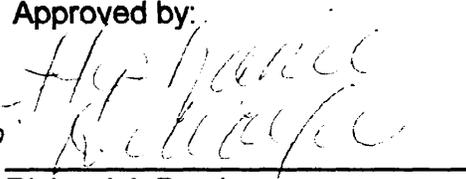
Respectfully submitted,


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Attachment: Proposed Plans

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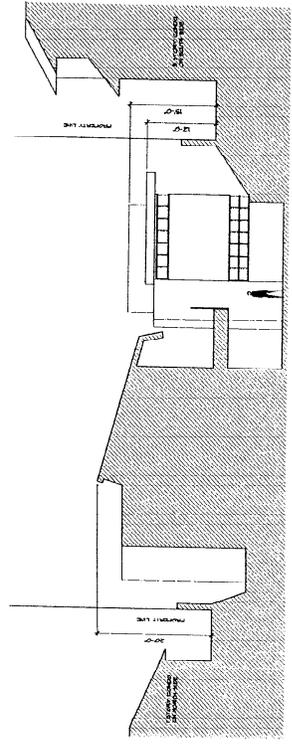
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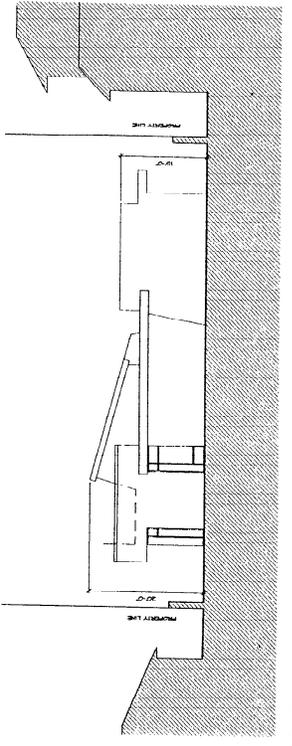
SHEET
UPPER SCHOOL
SCIENCE CENTER
ELEVATIONS AND
SECTIONS

SCALE: 1/8" = 1'-0"

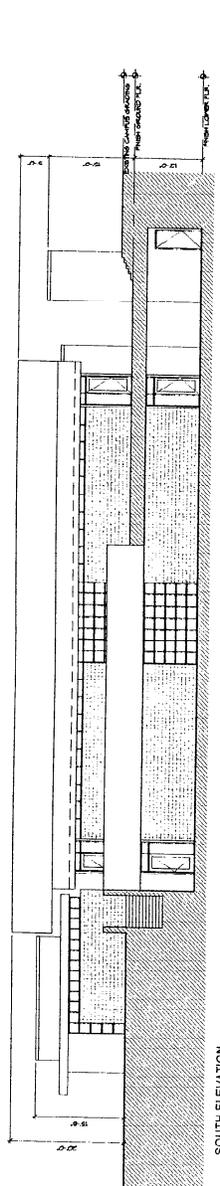
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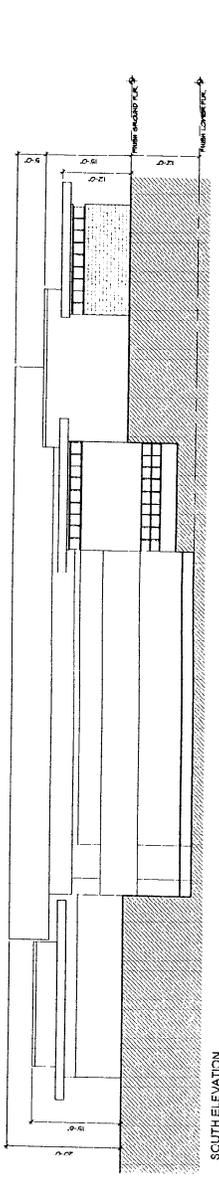
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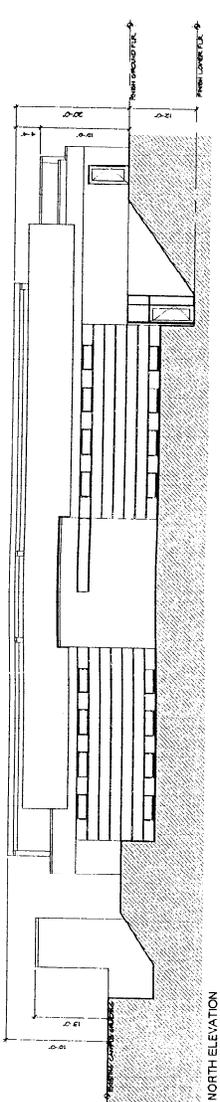
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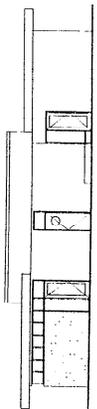
SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



PARTIAL ELEVATION

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