

Agenda Report

July 11, 2011

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: PREDEVELOPMENT PLAN REVIEW CONFERENCE FOR VILLA ESPERANZA EXPANSION WHICH INCLUDES NEW CONSTRUCTION OF ONE 2-STORY ADMINISTRATION BUILDING WITH SUBTERRANEAN PARKING, AND TWO 1-STORY CLASSROOM BUILDINGS IN THREE PHASES FOR VILLA ESPERANZA SERVICES LOCATED AT 2116 EAST VILLA STREET

RECOMMENDATION:

This report is provided for information only.

BACKGROUND:

This project summary is presented to the City Council according to Predevelopment Plan Review guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

Project Description:

Gonzalez Goodale Architects has submitted a proposal for Preliminary Plan Review for the new construction of one two-story administration building with subterranean parking, and two one-story classroom buildings (Attachment 1) on the campus of Villa Esperanza. This comprehensive upgrade to the school site will become the future Master Development Plan to strategically consolidate and re-locate campus operations, and guide the efficient operation of its programmatic needs over three building phases. There is no approval of a Master Development Plan being requested at this time. The City Council will have review authority after the Master Development Plan is submitted and completed the development review process.

The subject site is bounded by East Villa Street to the north, Oak Avenue to the west, and Craig Avenue to the east. The campus is comprised of nine parcels, totaling approximately 79,740 square feet. The six parcels fronting East Villa Street are located within the CL (Commercial Limited zoning district), and the three parcels fronting Craig Avenue are located within the RM-16 (Multi-Family Residential, 0-16 units per acre)

zoning district. There are currently 13 structures on site, which include a mix of administrative offices, high school, middle school, and elementary school classroom buildings, and residential structures. One of the residential structures will remain, and the other residential structure is being evaluated for relocation. With the exception of these residential structures, the remaining buildings are proposed for systematic demolition. All the proposed uses are consistent with the General Plan and Zoning Code. The total proposed square footage of 42,300 for new construction is shown by phase, along with the corresponding square footage to be demolished, in the following table:

Building Phases	Total Square footage to be demolished	New Construction	Square Footage
Phase 1	16,201	Classroom Building	9,800
Phase 2	7,070	Administration Building	24,000
Phase 3	6,907	Classroom Building	8,500
Total	29,998		42,300

A subterranean parking structure is proposed as part of Phase 2, which is designed to provide 78 parking spaces.

DISCRETIONARY REVIEWS:

The future Master Development Plan will include a request for a parking variance, if the applicant determines that the parking requirements prescribed by the Zoning Code cannot be met by the constraints of the project proposal. The Predevelopment Plan Review submittal information is conceptual, the parking variance is the only variance determined to be needed at this time. Currently, the applicant is proposing 78 parking spaces. A total of 92 parking spaces is required by the Zoning Code. The applicant has not yet made a decision on a parking variance request, or made a determination to explore if adjustments can be made to the project design to meet the parking requirements.

PRELIMINARY PLAN REVIEW SUMMARY:

On June 9, 2011, staff conducted a meeting between the applicant and City departments. The following issues were identified:

Environmental Review: An initial study will be required to determine if a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) will

be required for the project. At this time there is insufficient data to make that determination.

Design Review: Design Review will be required, with the Design Commission as the review authority. The plans provided at this time, do not provide sufficient information to determine if there will be design review issues.

Public Works: To improve pedestrian and traffic safety, the installation of two street lights along the property fronting Craig Avenue, and two street lights along the property fronting Oak Avenue will be required.

Transportation: A full Traffic Impact and Parking Analysis is required.

Tree Removal: The project proposal includes the potential removal of two to four trees at this time. The future submittal of the Master Development Plan will include a final determination on the number of trees to be removed.

Advisory Review: The following Commissions will provide review authority during the entitlement process:

- Planning Commission
- Design Commission
- Transportation Advisory Commission

COUNCIL POLICY CONSIDERATION:

The review of potential projects of community-wide significance is consistent with the City Council's Strategic Plan goal to support and promote the quality of life and the local economy.

FISCAL IMPACT:

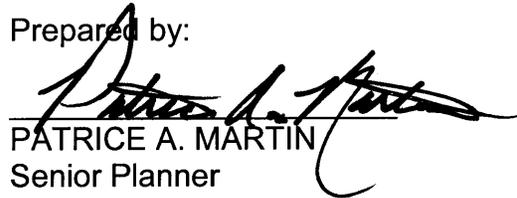
There is no fiscal impact as a result of this action and will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be none.

Respectfully submitted,



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Approved by:



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Attachment:

Site Plan – Attachment 1

