

RESOLUTION NO. 93-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A SITE DEVELOPMENT PLAN AND MAJOR USE PERMIT MODIFICATION FOR AN INCREASE IN MAXIMUM PERMITTED ENROLLMENT TO 660 STUDENTS, AND CONSTRUCTION OF A GYMNASIUM, TWO MODULAR BUILDINGS AND A ROOF MOUNTED SATELLITE ANTENNA LOCATED AT 838 ACADEMY DRIVE.

**APPLICANT: SANTA FE CHRISTIAN SCHOOL
CASE NO.: 80-92-16/P77-153**

WHEREAS, Santa Fe Christian School (hereinafter referred to as "Applicant") has requested issuance of a Site Development Permit pursuant to Solana Beach Ordinance No. 80, and

WHEREAS, on June 7, 1993, the City of Solana Beach, California, held a public hearing to consider the above referenced project, and

WHEREAS, at the hearing the City Council received and considered evidence concerning the proposed application, and

WHEREAS, the public hearing was conducted pursuant to the provisions of Ordinance No. 80, and

WHEREAS, the City Council of the City of Solana Beach considered a Negative Declaration and supporting documents dated April 15, 1993, pursuant to section 15070 of the State CEQA Guidelines.

WHEREAS, this decision is based upon the evidence presented at the hearing, the Site Plan, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the request for a Site Development Permit and Major Use Permit Modification dated December 23, 1992, and on file with the Community Development Department is conditionally approved based on the following findings and subject to the following Conditions:

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3. FINDINGS:

A. In accordance with Section 9.A. of Ordinance 80, the City Council finds that the Site Development Plan is consistent with the General Plan because the project is permitted by Major Use Permit within the medium-high residential General Plan designation and the project is consistent with all requirements of Ordinance 80.

B. Pursuant to Section 11 (1) of Ordinance 80, The City Council finds the Site Development Plan:

1. Will not interfere with public views of scenic areas as there are no scenic views adjacent to the project site.
2. Will not be inconsistent with the surrounding neighborhood as it is similar in bulk, scale and intensity of use to the multi-family and commercial uses in the vicinity.
3. Is consistent with all other provisions of Ordinance 80 and the General Plan.

C. In accordance with section 7358 of the Solana Beach Zoning Ordinance, the location, size, design, and operating characteristics of the proposed Major Use Permit modification will not have an adverse effect on and will be compatible with surrounding uses and residents based on the following considerations:

1. The proposed gymnasium is two stories with a maximum height of 35 feet which is consistent in bulk, height, density, and coverage with that of the two-story multi-family structures and commercial structures in the surrounding neighborhood. The modular buildings and satellite antenna will not be visible from adjacent properties. The gymnasium will not be harmful to neighborhood character because it maintains architecture and landscaping that is compatible with surrounding uses.
2. Additional traffic and street runoff that is generated by this project will be mitigated through the use of traffic improvement fees and a modification in the storm sewer system. As a result these impacts will not adversely affect adjacent uses and public facilities such as streets and storm sewers will be adequate to accommodate this development. Overflow parking for major events at the gymnasium will be provided for through the use of the school football field and under-utilized parking facilities of adjacent uses on Academy Drive.
3. The project site is level and large enough to accommodate construction of the gymnasium with relatively minor grading, and provide large areas of open space and adequate parking facilities for the gymnasium and the school as a whole.

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4. Any significant environmental impacts will be mitigated to a level of insignificance which is verified by the Negative Declaration for this project.

5. The proposed gymnasium and increase in student size is consistent with the medium-high residential General Plan designation through the issuance of a Major Use Permit; and is consistent with all other elements of the Solana Beach General Plan.

4. CONDITIONS:

A. The Applicant shall submit a reproducible copy of the Site Development Plan, in a size satisfactory to the Community Development Director before the issuance of any building permits for the project. Major Use Permit P93-01 shall supersede all previous conditional use permits and use permit modifications on the subject property and the following new conditions shall apply. Prior to obtaining any building permit and prior to commencement of construction in reliance on this Site Development Plan, the Applicant shall:

I. Acquire sign permits for any proposed signage. Signs for this project shall meet the requirements of the City of Solana Beach Sign Ordinance. The location, size and type of any proposed signs shall be approved by the Community Development Director and City Engineer.

II. A lighting plan for any proposed lighting shall be provided which contains light fixtures for walks, parking areas, driveways and other facilities in sufficient number and at proper locations to assure safe and convenient nighttime use. Light shall be directed away from the adjacent properties by using low and shielded type fixtures for exterior lights.

III. The Applicant shall obtain required California Coastal Commission permits prior to the issuance of building permits.

IV. The Applicant shall pay Fire Department plan review fees based on current fee schedule and fire mitigation fees based on gross square footage and type of construction.

V. Fire lane marking and/or signage must be installed on the project site.

VI. All Plans for any required fire alarm systems, automatic sprinkler systems, extinguishing systems, or any other fire related devices shall be submitted to the fire department for approval prior to installation.

VII. The project must have a fire alarm installed according to NFPA standard #72.

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VIII. The applicant shall submit a detailed landscape plan for approval by the Community Development Director which shall include the following:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The Applicant shall also obtain approval from the City Engineer of the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way.

b. A complete planting plan including the names, sizes and locations of all plant materials, including trees, shrubs and ground cover. No landscape material shall be proposed or planted that traditionally exceeds a height of twenty-five feet. Include details, notes, and specifications for plant materials. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish planting.

IX. Submit a grading plan designed by a registered Civil Engineer for approval by the City Engineer.

X. The project must be protected by a fire sprinkler system meeting requirements of NFPA Standard No. 13 and local amendments.

XI. The project shall have Knox installation to allow fire department access.

XII. During formal review of any building plans additional fire department requirements may be imposed.

XIII. Submit building plans showing that the north elevation of the gymnasium does not exceed 35 feet above finished or existing grade whichever is lower.

XIV. Acquire a satellite antenna installation permit and building permit for the roof mounted satellite antenna.

XV. Develop major event operation procedures for the gymnasium for approval by the Director of Community Development and City Engineer. These procedures, at a minimum shall address securing parking from under-utilized parking lots in the vicinity, time of event, and need for parking control and enforcement to minimize impacts on the community.

XVI. Be solely responsible for the design of a drainage system by a licensed Civil Engineer which shall be approved by the City Engineer. The applicant shall also be solely responsible for the construction of said system including but not limited to inspection charges.

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XVII. Submit and receive approval from the City Engineer for a proposed fair share traffic improvement fee based on such factors as surrounding land uses, traffic generation factors and a Santa Fe Christian School fair share contribution. The collection of said fee may be deferred until the Certificate of Occupancy. If the Applicant and City Engineer do not concur as to the fair share analysis, the City Council may make the final determination.

XVIII. The Applicant shall pay Public Facility Fees (1 % figure) which shall be credited towards the required fair share traffic improvement fee (see Condition 4.A.XVII).

B. Prior to the final occupancy, the following shall be completed:

I. Lighting required by the approved lighting plan shall be in and operational.

II. Mechanical equipment such as heating and air conditioning units shall be screened from public view if located outside of the structure.

III. Approved address numbers must be placed in such a position to be plainly visible and legible from the street fronting the property.

IV. Project must be fire sprinkler protected according to NFPA Standard #13.

V. The traffic signal at the intersection of Stevens Avenue and Academy Drive shall be constructed by the Applicant to the satisfaction of the City Engineer.

VI. A drainage system on Academy Drive shall be provided to the satisfaction of the City Engineer.

VII. The vehicular access to the football field shall be completed.

VIII. Acquire building permits and pay penalty building permit fees for modular buildings constructed without building permits. The modular building located in the parking lot shall be removed.

C. The Applicant shall provide for and adhere to the following conditions.

I. Proper dust control measures shall be utilized by the Applicant, such as watering down the site operations and periodic sweeping and washing of the streets adjacent to the site to reduce the impact of construction activities on neighborhood properties.

II. Construction equipment shall only be operated on Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m., and on Saturday between the hours of 8:00 a.m. and 6:00 p.m.

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III. All light fixtures shall be designed and adjusted to reflect light downward, away from any public road or street and away from any adjoining premises, and shall otherwise conform to Section 6324 and 6326 of the Zoning Ordinance.

IV. The parking areas and driveways shall be adequately maintained.

V. All landscaping shall be adequately watered and well maintained at all times.

VI. No loudspeaker or sound amplification system shall be used to produce sounds audible beyond the boundaries of the premises (except for an electric bell or chime system which may be sounded between 9:00 a.m. and sunset one day per week and on religious holidays).

VII. All of the conditions of this Site Development Plan Permit and Major Use Permit are continuing conditions. Failure of the Applicant and/or operator to comply with any or all of said conditions at any time shall result in the revocation of the permit granted to use the property.

VIII. The Applicant shall utilize the school football field as overflow parking for special events subject to the major event operation procedures to be approved by the Director of Community Development and City Engineer.

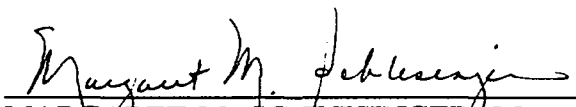
D. The Site Development Plan/Major Use Permit modification for the project will expire on June 7, 1995 unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursues construction to completion. An extension of the Site Development Plan and Major Use Permit modification may be granted by the City Council.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 7th day of June, 1993, by the following vote.

AYES: Councilmembers - Dodson, Kellejian, Schlesinger

NOES: Councilmembers - None

ABSENT: Councilmembers - Renteria, Tompkins


MARGARET M. SCHLESINGER, Mayor

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ATTEST:


DEBORAH A. HARRINGTON, City Clerk

APPROVED AS TO FORM:


DANIEL S. HENTSCHE, City Attorney