

City Council Hearing

March 10, 2020



*Planning, Building and
Code Enforcement*

Item 10.3

PD18-040: Administrative Hearing on the Appeals of the Planning Director's (i) Consideration of the Harker Middle School Expansion Project Mitigated Negative Declaration in accordance with CEQA; and (ii) Approval of the Planned Development Permit No. PD18-040.

Presenter: Rosalynn Hughey, Director, PBCE

Project Description and Appeals

- Administrative Hearing to consider the Appeals of the Planning Director's November 13, 2019 decisions on the Harker Middle School Expansion Project located at 4525 Union Avenue
 - Construction of a new two-story classroom building, addition to an existing Auditorium/gym, and site improvements – accommodate up to 600 students
 - Two appeals
 1. Nov. 18, 2019 – Appeal of the environmental determination
 2. Nov. 25, 2019 – Appeal of the Planned Development Permit (No. PD18-040)

New Conditions Voluntarily Accepted by Applicant

- Since the November 13, 2019 Director's decision, several meetings/discussions with the community, applicant, and Council District 9 office
- Applicant has voluntarily accepted new conditions of approval:
 - Condition #15: Pedestrian Counts
 - Condition #16: Transportation Demand Management Plan
 - Condition #17: Public Use of School Facilities
 - Condition #18: Neighborhood Intrusion concerns – collection of Average Daily Traffic Volumes
 - Condition #19: Neighborhood Improvements – donation to pay for traffic calming or pedestrian improvements

New Conditions Voluntarily Accepted by Applicant

- March 9, 2020 memorandum from Councilmember Foley – applicant has voluntarily accepted additional conditions:
 - Condition #10: Special Events
 - Condition #11: Neighborhood Coordination
 - Condition #15: Pedestrian Counts
 - Other new permit conditions relating to school operations, traffic, and measures to screen the school use from adjacent residential homes

Staff Recommendation

- Adopt a resolution denying the environmental appeal and adopting the Harker Middle School Expansion Project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program; and
- Adopt a resolution denying the permit appeal and approving Planned Development Permit No. PD18-040, for the Harker Middle School Expansion Project, subject to conditions, including new conditions voluntarily accepted by the Applicant

End