



Monterey County Zoning Administrator

Agenda Item No. 2

Legistar File Number: ZA 17-056

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PLN170469 - RECTOR WARDENS & VESTRYMEN OF ALL SAINTS PARISH IN CARMEL BY THE SEA

Public hearing to consider the construction of a 1,760 square foot Early Childhood Education Center building at an existing school.

Project Location: 8060 Carmel Valley Road, Carmel

Proposed CEQA Action: Categorically exempt per Section 15314 of the CEQA Guidelines

PROJECT INFORMATION:

Agent: Hugh Jebson

Property Owner: Rector Wardens & Vestrymen of All Saints Parish in Carmel By The Sea

APN: 169-181-057-000

Parcel Size: 19.52 acres

Zoning: LDR/2,5-D-S-RAZ and PQP-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project qualifies as a minor addition to a school, which is Categorically Exempt per Section 15314 of the CEQA Guidelines
- b. Approve an Administrative Permit and Design Approval to allow construction of a new 1,760 square foot Early Childhood Education Center.

SUMMARY:

All Saints Parish was originally granted a Use Permit in 1964 to allow establishment of a day school with total enrollment up to 300 pupils (PC Resolution - 5374). Total enrollment at the time of this subject application for a new early childhood education center was 164 students for the 2016-2017 school year. The 164 students currently enrolled attend from preschool through Grade 8. School administrators are planning that 18 currently enrolled students who already attend All Saints Day School will use the early childhood education center. Maximum capacity for the new building is up to 30 students, thus even if construction resulted in 30 new students not currently enrolled at All Saints, the total enrollment will not come close to the 300 maximum students approved by the 1964 Use Permit.

The proposed new building will serve as an Early Childhood Education Center at the existing 'All Saints Day School'. The project was originally scheduled for Administrative Permit Hearing on September 20, 2017. A request for public hearing was received on September 12, 2017. The request

expressed concerns over traffic safety on Carmel Valley Road.

Carmel Valley Road contains segments and intersections that operate at or below a Level of Service (LOS) D. The project is not anticipated to further degrade the LOS for road segments and intersections in the area because the early childhood education center will primarily serve local needs. Additionally, most of the students using the new building are already enrolled students currently on campus, and any new students would likely be younger siblings of existing students who are already transported to and from campus.

DISCUSSION:

The proposed 1760 square foot new building is sited directly behind an existing building and will not be visible from Carmel Valley Road. The proposed colors and materials were chosen to blend with the existing campus environment. The building will have off white siding with tan trim and a grey roof to match the colors of the adjacent building.

The property is located in a high archeological sensitivity zone; however, the project received an Archeological Report Waiver pursuant to section 21.66.050 due to the fact that the proposed building is in a previously developed site with an existing septic system. The septic system previously served the existing building, but is being replaced to accommodate the location of the new building and to meet a condition established by a previous permit (PLN080310), which required the demolition and replacement of the septic tank in the event of a remodel to the existing building or any increase in wastewater generation. Environmental Health has determined there is ample area for the septic system on the site. Additionally, an Archeological Report prepared for the property in 2008 (LIB080573) showed no evidence of historic archeological resources on the site.

A letter from the project's traffic engineer (Exhibit F) was submitted with their application to address potential effects of the proposed project. The letter cited three primary reasons why the new building will not have significant traffic impacts:

- Most students at the school live in Carmel Valley and would be traveling to and from another school in the Greater Carmel Valley vicinity if not attending All Saints Day School, thus not representing a net increase in traffic in Carmel Valley.
- Many of the new students have older siblings who attend the school, so those students would not represent additional trips since the siblings are already dropped off on a daily basis.
- School dismissal times are in the early afternoon and do not coincide with the evening peak traffic times on Carmel Valley Road.

The request for public hearing (Exhibit F) received on September 12, 2017 raised concerns related to traffic safety from the potential increase in enrollment at All Saints Day School. The specific concerns relevant to the project are listed below, with staff's responses in a bullet following each one.

Increased Enrollment

Concern was raised that enrollment or capacity could potentially increase as a result of the project.

- School administrators expect the new building to serve 18 pre-school students who are

already enrolled at the school. The new building is anticipated to provide more adequate space for these existing students without increasing enrollment. The building is designed to have a capacity for up to 30 students. All Saint's Day School has a maximum enrollment of 300 students as approved by the original Use Permit. If 30 additional students attended the school, which is not expected, total enrollment would reach a maximum of 194 students; however, any new pre-school students would most likely be younger siblings of students who already attend the school. These students would be transported along with their older siblings and thus do not represent additional trips in terms of traffic analysis.

Flashing Caution Light

Concern was raised that a flashing caution light to indicate the school zone located in front of the school on Carmel Valley Road had been damaged in a vehicle collision and had not been replaced as of the time the request for public hearing was received.

- County records indicate that the solar powered flashing beacons were installed by the school in 1996 and the school is responsible for all maintenance. Conversations with All Saints representative Hugh Jebson indicated that the insurance claim with the driver involved in the collision had delayed replacement of the flashing caution light, but it has since been replaced.

Alternative Access Through Schulte Road

Concern was raised that the school should explore access through Schulte Road as an alternative to current access from Carmel Valley.

- Since the school does not currently own property boarding Schulte Road staff does not feel this is a viable option. Additionally, the minor increase in enrollment is not expected to have significant traffic impacts that would warrant mitigation measures.

Construction impacts:

Concern was raised about impacts due to construction traffic.

- A condition has been added to require a construction management plan prior to the issuance of building permits to ensure that any effects of construction traffic will be minimized.

Additional Development East of All Saints Property

Concern was raised that there was some sort of development currently in progress adjacent to the school.

- Staff could not identify in the permit tracking system or via visual inspection development currently in progress in the former farm field immediately east of the All Saints property. Attempts to contact the individual who requested the public hearing to clarify were unsuccessful.

CEQA

Section 15314 of the California Environmental Quality Act categorically exempts minor additions to

schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. This project is not anticipated to increase enrollment. Maximum capacity of the proposed building is 30 students, or 21% of original student capacity.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- North County Fire Protection District
- North County Coastal Land Use Advisory Committee

The proposed project will be reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on November 6, 2017. Due to the fact that they were not available at the time of this report, the LUAC recommendation and comments will be included in staff's presentation at the hearing.

FINANCING:

Funding for staff time associated with this project is included in the FY2017-2018 Adopted Budget for RMA-Planning.

Prepared by: Cheryl Ku, Associate Planner, X6049
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including;

- Conditions of Approval
- Site Plans

Exhibit C - Vicinity Map

Exhibit D - Letter Requesting Public Hearing

Exhibit E - Letter From Traffic Engineer

Exhibit F - Resolution Number 5374

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Rector Wardens and Vestrymen of All Saints parish in Carmel By the Sea, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170469.