

PPCC Land Use Committee (LUC) 10/17/19 Meeting Summary

The LUC held a public meeting on October 17, 2019, to discuss the application by Calvary Christian School (701 Palisades Dr.) for a Plan Approval to its Conditional Use Permit (CUP) and a Coastal Development Permit (CDP). Attendees included school representatives, parents and church members, as well as neighbors (including a representative of the nearby SeaRidge townhome complex) and several PPCC board members. School representatives gave an extended presentation, explaining that the school is seeking a modification of its CUP and a CDP to allow eventual construction of a three-story, 10,219 sq. ft. “theatre-maker space” building (expected to be built in the next 8-10 years), as well as construction within the near future of a one-story, 822 sq. ft. lunch server building and expanded outdoor seating and play areas.¹ The school also seeks a modification to increase its student enrollment from 432 students up to 490 students and to reduce its overall required parking from 241 spaces to 188 spaces based on a parking demand study.²

The school’s representatives explained how the improvements will enhance the students’ experience and are necessary for the school’s continued operations and standard of excellence. They confirmed that the improvements meet all applicable Code requirements (e.g., use, height, allowable floor area, and the like). Their presentation also included an explanation of how the proposed project meets with each of the required Findings for issuance of the CDP and the Plan Approval.

The representatives answered numerous questions from Committee members as well as the audience. There was no organized opposition to the project. Representing the SeaRidge complex, Alan Goldsmith (PPCC At-large Rep) related that the school has been a good neighbor and that SeaRidge does not oppose the project.

Based on the presentation as well as a review of applicable documents, Committee members unanimously expressed the view that the project was not one to which PPCC should object. The members felt comfortable that the new building, which will not be built immediately, was sufficiently detailed in the proposed project plans and the DOT-approved parking study (proposed uses, allowable floor area, building height, location, parking calculations, etc.) as to guarantee that nothing substantially different could be built in its place under this approval. LUC members also sympathized with the school’s desire to obtain governmental approvals before embarking on a capital campaign. Regarding parking, LUC members felt that the applicant’s parking study seemed legitimate in showing current low parking demand and that the study correctly included full Code-required parking for the proposed new uses; in addition, the parking study seemed correct in noting that there are only a few times in the year when the school and church hold concurrent events.

The school’s representatives indicated that they would be willing to recommend a condition of approval providing for regulation of concurrent use of the facilities at the site.³ After discussion, the Committee unanimously passed the following motion: *“The PPCC LUC recommends that the Board adopt the following position: PPCC does not oppose the Application, contingent upon the Board’s review and approval of language to be provided by the applicant recommending a condition to regulate the concurrent use of facilities at the site.”*

Howard Robinson, Chair, PPCC LUC

¹It was explained that a request to allow set-backs for some of the improvements within the required side-yard has been withdrawn. Additionally, the school’s representatives confirmed that all of the proposed physical improvements are within the Urban Limit Line (drawn by the California Coastal Commission in 1980, when the tracts for this area were created) and will not encroach beyond the Urban Limit Line.

²The application and related materials can be accessed via a link on www.pacpalicc.org (Resources/Presentations).

³School representatives are expected to present proposed condition language at or before the PPCC meeting on 10/24/19.