
SAN LUIS OBISPO

CLASSICAL ACADEMY
3450 Broad Street Campus Proposal

Overview

SLOCA is proposing improvements and an approximately 4,352 s.f. addition to the existing 50,802 s.f. office building at 3450 Broad Street to be used for a private, non-sectarian elementary school, with infant child care through 8th grade (55,154 s.f. total). SLOCA's high school students will meet at another campus. The project will consolidate current SLOCA students and staff from three separate locations in town: the current K through 8th grade site at 165 Grand Avenue, which is the San Luis Coastal Unified School District's Old Pacheco school; a preschool and infant care site located across the street at Grand and Slack, which is owned by the Cal Poly Corporation; and staff offices at 1880 Santa Barbara Avenue.

SLOCA's privately funded school is organized around three core principles:

- Classical Education (focus on virtue and wisdom)
- Small class sizes (16 per class)
- Hybrid / Home option for Learning (represents two thirds of students K-8)

In an age that suffers from the splintering of families, SLOCA brings families together. The school's emphasis on classical education in conjunction with family involvement provides students with the academic challenges and supportive environment necessary to become truly ready for life beyond high school.

SLOCA's collaborative approach provides families with options for a hybrid program or a full-time program. For the former program, students are at home 2-3 days per week, learning with parents or other adults working under the school's guidance. This allows parents to take part in learning, to contribute to their student's education and to integrate learning with daily life and family values. One third of SLOCA families opt for the full-time program, attending classes 5 days per week, but their time on campus is staggered between traditional classrooms and other flexible student study and workspaces.

For building and program design, this hybrid home and classroom model means that many of the classrooms designed for students will serve different students on different days, with some students working from home on the off days. SLOCA's maximum number of students served across both the hybrid and full-time options will be 372 students from 264 families attending classes at the facility at any one time.

Proposed Campus Improvements

The school's campus plan includes the following spaces:

- 5 classroom spaces for infant through pre-school learning
- 2 classrooms for kinder and flex programs for young students
- 19 classrooms dedicated to traditional learning, flex labs, and maker's spaces,

(Each classroom serves no more than 16 students in SLOCA's model)

- A school library
- A junior-high sized gymnasium/multi-purpose assembly area
- Meeting room
- A school kitchen for event and teaching use
- A staff kitchen, break rooms, and work room.
- Student community and study areas
- A reception lobby and school store

The existing single-story building footprint is 50,802 sf. The original building was designed to allow a partial second floor within the building envelope and the project includes 2,968 sf of second floor improvements for administration offices. A 688 sf mezzanine is proposed in the Library. In addition, the existing 696 sf loading dock will be infilled to accommodate a lobby for the gymnasium/multi-purpose space.

The exterior building envelope will not be altered but some architectural improvements are proposed including:

- Replacing sloped metal canopies with horizontal trellis/canopies
- Adding horizontal canopies with wood soffits at the tall gable-end windows
- Window screening from spaced 2x6 Kebony or wood finished aluminum
- Color and façade material changes
- New signage and graphics

Site improvements proposed include:

- The north parking lot will be replaced with outdoor playground, activity, and gathering spaces.
- Some parking spaces in the south parking lot will be replaced with a combination of time-limited drop-off and compact spaces. Refer to the attached Traffic and Parking Plan.
- Classroom patios are proposed along the south parking lot side with landscaped fencing
- Decks are proposed at the Break Room and Wonders classrooms along the east side of the building. Decks are also shown at the UMS classrooms on the west side of the building supported by structure located in the creek setback and cantilevered over the bike path easement. The cantilevered portion of the deck can be removed in the future if necessary to accommodate future improvements to the bike path.
- Site landscaping will be upgraded.

- 6 bicycle parking spaces near the main entrance, 10 bicycle spaces within the fenced yard near the bike path, and 2 long-term bicycle spaces inside are proposed.

Proposed Traffic & Parking Plan

SLOCA has been working with Central Coast Transportation Consulting. Joe Fernandez and his team have put together a design and summary with traffic and drop-off plans that circulate one way through the site, and allow for sufficient parking during the rest of the school day and for after school events. A summary of his plan is attached. Refer also to the attached Transportation/Parking Management Plan by SLOCA for additional information.

Planning and Zoning

The zoning for the site is C-S-S-PD established by Ordinance No. 1351 for a planned development (PD 201-98) approved by the City Council in 1999 (attached). The purpose of the PD rezoning was to allow some large offices on the site in addition to the uses already allowed by Use Permit A 88-97 approved in 1997. Condition 2 in the PD Ordinance states that “all requirements included in the zoning regulations for the C-S zone shall apply. The list of uses approved through Use Permit A 88-97 shall continue to apply...”

The uses listed in Use Permit A 88-97 were based on those allowed at the time for CS zoning that did not include schools (primary and secondary). However, the current Zoning Ordinance does allow schools with approval of a Conditional Use Permit (CUP). SLOCA is proposing an amendment to the PD Zoning to allow the school use consistent with the current Zoning Ordinance for the CS Zone.

The proposed design includes 3,656 s.f. of second floor and mezzanine improvements within the existing building envelope as noted above. Although Use Permit A 88-97 allowed “mezzanine” improvements with Use Permit approval (Condition 1), the subsequent PD rezoning nullified this condition based on a concern that the balance between the floor area and the parking would not be met. Since the SLOCA school proposal includes a complete re-evaluation of the parking demand that balances the parking for a fixed school use (instead of unknown future tenants), the reason for the PD nullification of Condition 1 does not seem to apply. Therefore, SLOCA is requesting that the “mezzanine” improvements be approved as part of the PD amendment requested.

The project site is within Safety Zone 6 of the Airport Land Use Plan (ALUP). Based on recent changes to the ALUP, schools - pre-school through high school - are currently a compatible use in Zone 6.

The existing public bike/pedestrian easement and 20-foot creek setback are shown on all site plans. Some play equipment and decking is proposed in the easement that can be removed in the future if necessary to accommodate future improvements to the bike path. Since there is no riparian habitat in the creek setback east of the paved bike path, SLOCA is seeking approval to locate some mechanical equipment in this area. Refer to the Site and Landscape Plans.

The outdoor recreation area for grades 1st through 8th is approximately 20,056 sf. (a separate fenced play area of approximately 4,408 sf. is proposed for pre-school and kindergarten children). Section 17.86.240 in the Zoning Regulations allocates 430 sf. of outdoor recreation area for each child that may use the space at any one time which would normally limit the number of children to 47 (20,050/430). However, the use of the outdoor recreation area during lunch or recess will be staggered by education stage with the largest number of students in the LMS/UMS middle school stage (176) having breaks at the same time. In addition, not all the LMS/UMS students will be engaged in outdoor recreation at the same time as some will be gathered for lunch and others will be active in the 5,835 sf gymnasium. The library and den will also be available for student gathering. We are requesting that the project be approved with the outdoor recreation area shown since 17.86.240 allows this requirement to be regulated through a CUP.

Attachments:

Preliminary Transportation Analysis by Central Coast Transportation Consulting dated 10/18/2024
Transportation/Parking Demand Management Plan and Daily Schedule by SLOCA
Airport Land Use Compatibility Table 4-5 pages 4-29 and 4-30
Airport Land Use Map
Use Permit A 88-97 for 3450 Broad Street
Ordinance 1351 for PD 201-98
City Zoning Regulations Table 2-1 pages 2-7 and 2-9