

RESOLUTION NO. PC-XXXX-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO APPROVING A PROJECT TO ALLOW THE ESTABLISHMENT AND OPERATION OF A SCHOOL AND DAYCARE AT 3450 BROAD STREET. THE PROJECT INCLUDES A CONDITIONAL USE PERMIT TO OPERATE THE USE WITH REDUCED OUTDOOR RECREATIONAL AREA AND AN AMENDMENT TO THE LARGE OFFICE PLANNED DEVELOPMENT OVERLAY TO ALLOW A CHANGE IN USE AND VARIOUS SUPPORTING BUILDING AND SITE IMPROVEMENTS, INCLUDING TREE REMOVALS AND EXCEPTIONS RELATED TO THE CREEK SETBACK AND OPEN SPACE EASEMENT. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 11, 2025 (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024, AND TREE-0033-2025)

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on November 17, 1997, for the review and approval of a 52,000 square foot commercial building with supporting site improvements such as parking, access, and landscaping, including a creek setback exception along portions of the creek to accommodate an asphalt bike path, at 3450 Broad Street, pursuant to a proceeding instituted under ARC and ER 78-97; Acacia Creek, LLC, applicant; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on January 6, 1998, for the review of, and denied, an appeal of the Architectural Review Commission's approval of the 52,000 square foot commercial building and supporting site improvements at 3450 Broad Street, pursuant to a proceeding instituted under ARC and ER 78-97; Acacia Creek, LLC, applicant; and

WHEREAS, the City of San Luis Obispo and Acacia Creek, LLC executed an Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement (Recorded Document No. 1998-065558) on September 15, 1998, for the irrevocable offer of dedication of an open space easement, including the provision for non-vehicular access to accommodate a bicycle path and pedestrian access, as required per the City's approval of Acacia Creek Commercial Center instituted under ARC and ER 78-97; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on April 6, 1999, for the review and approval of rezoning property from Service-Commercial with Special Considerations Overlay (C-S-S) to Service-Commercial with Special Considerations and Planned Development Overlays (C-S-S-PD) to allow large professional office use at 3450 Broad Street, pursuant to a proceeding instituted under PD 201-98; Acacia Creek, LLC, applicant; and

WHEREAS, the Tree Committee of the City of San Luis Obispo conducted a public hearing in the Council Hearing Room of City Hall, 990 Palm Street, on March 24, 2025, for the review and recommended approval of 20 tree removals at 3450 Broad Street, pursuant to a proceeding instituted under TREE-0033-2025; San Luis Obispo Classical Academy, applicant; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on April 7, 2025, for the review and recommended approval of various building, site, and sign improvements at 3450 Broad Street, pursuant to a proceeding instituted under ARCH-0672-2024; San Luis Obispo Classical Academy, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on June 11, 2025, for the establishment and operation of a school and daycare, including a Conditional Use Permit to operate the use with reduced outdoor recreational area and an Amendment to the Planned Development Overlay to allow the change in use and various supporting building and site improvements, at 3450 Broad Street, pursuant to a proceeding instituted under ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024, and TREE-0033-2025; San Luis Obispo Classical Academy, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conditionally approved the project (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024, and TREE-0033-2025) after duly considering all evidence, including testimony of the applicant and general public and evaluation, and recommendations by staff presented at said hearing; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Planning Commission hereby approves the project (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024, and TREE-0033-2025), based on the following findings:

Development Review and Conditional Use Permit

1. As proposed, the project is consistent with the Land Use Element of the General Plan, particularly Community Goals No. 26 and 27, because it would advance the City's goals of supporting high quality education and being the County's hub for education. In addition, public and quasi-public uses such as schools and daycares are identified as permitted uses in Table 1 of the Services and Manufacturing Land Use Designation.
2. As conditioned, the project conforms to applicable property development standards, set forth in the Zoning Regulations, for the Service Commercial (C-S) zone, except as modified by the PD overlay for the creek setback exception to accommodate mechanical equipment.
3. As proposed, the project includes allowable school and daycare uses in the C-S zone and would be compatible with established residential and nonresidential uses by providing complementary educational and daycare services for children in proximity. The reduction in outdoor recreational area requirements per student is allowable due to limited outdoor site area and the availability of indoor recreational areas within the building.
4. On March 24, 2025, the Tree Committee reviewed the project and recommended the Planning Commission approve the proposed tree removals based on consistency with the policies and standards set forth in the Tree Regulations. As proposed, the project includes the planting of 45 replacement trees throughout the entirety of project site. No design changes were included as part of their recommendation.
5. On April 7, 2025, the Architectural Review Commission reviewed the project and recommended the Planning Commission approve the proposed building, site, and sign improvements, including the requested see-through fencing in the open space easement, based on consistency with design principles and objectives in the Community Design Guidelines, Sign Regulations, applicable City standards, and the Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement. As proposed, the project includes building and site improvements to provide a refreshed contemporary façade with consistent pedestrian-oriented design elements, additional landscaping areas, and fencing that would provide for open space preservation. No design changes were included as part of their recommendation.

6. The site is physically suitable in terms of (a) its design, location, shape, size, and operating characteristics of the project; (b) traffic generation and the provision of public and emergency vehicle (e.g., fire and medical) access; (c) public protection services (e.g., fire protection, police protection, etc.); and (d) the provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.). The project site is surrounded by other developed properties, has access to the City's circulation system, and would continue to be served by City utilities. As proposed, the project utilizes an existing developed property and does not include activities that would generate service or utility demands beyond those anticipated with uses permitted in the vicinity.
7. As conditioned, the project provides adequate consideration of, and measures to, address any potential adverse effects on surrounding properties such as traffic, vehicular and pedestrian safety, visual, and scale, because it would implement all recommendations of the Final Transportation Impact Study, including (a) off-site improvements that consist of the construction of sidewalk along the property to the immediate south; installation of a loading zone along Sacramento Drive; installation of traffic calming measures along Sacramento Drive; installation of measures to increase visibility of bicycle conflicts, and installation of pedestrian crossing improvements at Sacramento Drive and Via Esteban; and (b) on-site access and parking management strategies. In addition, the building and site improvements would utilize a contemporary design that is compatible with the industrial neighborhood and incorporate consistent articulation, material, and color changes with pedestrian-scale elements such as outdoor spaces, awnings, signage, and landscaping throughout the building elevations.
8. As conditioned, the establishment and subsequent operation or conduct of the use will not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because it has been conditioned to limit and address potential traffic and safety hazards to neighboring properties. The project will be compatible with the existing site constraints and the character of the neighborhood.

Planned Development Amendment

9. As proposed, the amendment to the large office PD ordinance would facilitate school and daycare uses, which are public and quasi-public uses allowed in the Services and Manufacturing land use designation and Service-Commercial zone.
10. As conditioned, the project complies with all applicable provisions of the Zoning Regulations, except as modified by the PD amendment for the creek setback exception to accommodate the mechanical equipment and the Conditional Use Permit for reduced outdoor recreational space per student.

11. As proposed, the modifications to the specific development standards in the Zoning Regulations are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of environmental impacts.
12. As proposed, the building, site, and sign improvements comply with all applicable design guidelines in the City's Community Design Guidelines.
13. All affected public facilities, services, and utilities are adequate to serve the project.
14. The location, size, site planning, building design features, and operating characteristics of the project are highly suited to the characteristics of the site and surrounding neighborhood, and will be compatible with the character of the site and the land uses and development intended for the surrounding neighborhood by the General Plan.
15. The site is adequate for the project in terms of size, configuration, topography, and other applicable features.
16. As proposed, the community benefits of a school and daycare directly implement objectives of the General Plan for supporting education in the City.
17. As proposed, the community benefits of a school and daycare do not principally benefit the project or occupants of the project, but rather provide a district and area-wide benefit within San Luis Obispo.
18. As conditioned, the site has appropriate access to public streets with adequate capacity to accommodate the quantity and type of traffic expected to be generated by the use.
19. As conditioned, the establishment, maintenance, or operation of the project will not, in the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Creek Setback Exception

20. As proposed, the location and design of the mechanical equipment receiving the exception will minimize impacts to scenic resources, water quality, and riparian habitat, including opportunities for wildlife habitation, rest, and movement, because the equipment would be located in areas where shrubs, mechanical equipment (to be removed and replaced) and hardscape exist. As proposed, the equipment would be located in areas that have previously been disturbed and improved, and do not have value as riparian habitat.

21. As proposed, the exception for the mechanical equipment would not limit the City's design options for providing flood control measures that are needed to achieve adopted City flood policies because the equipment would be located outside of Open Space Easement, which has specific provisions for drainage over the pertinent creek habitat area.
22. As proposed, the exception for the mechanical equipment would not prevent the implementation of City-adopted plans, nor increase the adverse environmental effects of implementing such plans, because the equipment would be located outside of the Open Space Easement, which has specific provisions for open space protection, drainage, and maintenance of pedestrian and access for the project site.
23. There are circumstances applying to the site, such as size, shape, or topography, which do not apply generally to land in the vicinity with the same zoning, that would deprive the property of privileges enjoyed by other property in the vicinity with the same zoning. While the project site is relatively large, the site is constrained by limited circulation access and contains a portion of Acacia Creek, thus limiting the development envelope and use of the building and site.
24. As proposed, the exception for the mechanical equipment would not constitute a grant of special privilege – an entitlement inconsistent with the limitations upon other properties in the vicinity with the same zoning – because the equipment would be located in areas where shrubs (no trees), mechanical equipment (to be removed and replaced), and hardscape already exist.
25. As proposed, the exception for the mechanical equipment will not be detrimental to the public welfare or injurious to other property in the area of the project or downstream because the equipment would be located in areas adjacent to the project building or hardscape and not impact the creek corridor, riparian habitat, nesting birds, or other wildlife.
26. Redesign of the project to locate the mechanical equipment outside of the creek setback would impede functionality of the existing building and site due to required walkways, entries and exits, outdoor areas, and other supporting site features of the project.
27. Redesign of the project would deny the property owner reasonable use of the property because the mechanical equipment would only support a change in use of the project building and does not include increase the existing development's scale, design, or density.

SECTION 2. Environmental Review. The project is categorically exempt under Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because it is consistent with applicable General Plan policies and Zoning Regulations; is located on a site that is less than five (5) acres in size (approximately 3.5 acres); is surrounded by other urban uses (light manufacturing, distribution, storage, office, and residential uses); and is not a habitat for endangered, rare, or threatened species as it is a developed property that is currently used for offices. As conditioned, approval of project will not result in any significant effects related to (a) traffic because the project does not conflict with applicable transportation plans, programs or policies, is anticipated to generate vehicle miles traveled (VMT) within the City's adopted thresholds, and is not anticipated to substantially increase transportation hazards or safety concerns; (b) noise because the project would comply with exterior and interior noise limits outlined in Chapter 9.12 (Noise Control); (c) air quality because construction-related emissions for the building and site improvements are temporary; or (d) water quality because the project would not result in impacts to onsite, or impact offsite, creeks or wetlands. Lastly, the project will continue to be served by all required utilities and public services.

SECTION 3. Action. The Planning Commission hereby approves the project based on the following conditions of approval:

Planning Division – Community Development Department

1. The project design and construction drawings submitted for the building permit shall be in substantial compliance with plans submitted for the project entitlement applications. A separate, full-sized sheet shall be included in the working drawings submitted for a building permit that lists all conditions of approval and applicable code requirements for the project as Sheet No. 2. Reference shall be made in the margin of the listed items as to where these requirements are addressed in the plans. Any change to the approved design, colors, materials, landscaping, or other conditions of approval must be approved by the Director and may be subject to review by the Architectural Review Commission, as deemed appropriate.
2. Plans submitted for the building permit shall call out the colors and materials of all existing and proposed building surfaces and improvements. The colors and materials shall be consistent with colors and materials shown in plans submitted for the project entitlement applications to the satisfaction of the Community Development Director.
3. Plans submitted for the building permit shall include the locations of all exterior lighting, including landscape lighting such as bollard style or path lighting. All wall-mounted lighting fixtures shall be clearly labeled on building elevations and complement the building architecture. The lighting schedule for the building shall include a graphic representation of the proposed lighting fixtures and cut sheets in the submitted plans. The selected fixture(s) shall be shielded to ensure that light is directed downward consistent with standards outlined in Municipal Code Section 17.70.100 (Lighting and Night Sky Preservation).

4. All ducts, meters, air conditioning equipment, and other mechanical equipment, whether located on the ground, roof, or elsewhere on the building or property, shall be screened from public view with materials that are architecturally compatible with the project building to the satisfaction of the Community Development Director. Public view includes existing views from all public streets, sidewalks, and the bike path. Gas and electric meters, electric transformers, and large water piping systems (e.g., backflow prevention devices) shall be completely screened from public view with approved architectural features and/or landscaping or located to the interior of the property. This screening requirement applies to any subsequent improvements.
5. Plans submitted for the building permit shall include landscape and irrigation plans. The legend for the landscaping plan shall include the sizes and species of all groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans. Details on the proposed surfaces and finishes of hardscapes shall be included in the landscaping plan.
6. Plans submitted for the building permit shall include elevations and detail drawings of all proposed fences and/or walls. All fences and walls shall be of high-quality materials. For the life of the fence and/or wall, the owner shall conduct necessary repairs and maintenance to ensure the fence and associated landscaping, located between the fence and property line, remain in a high-quality and orderly condition to the satisfaction of the Community Development Director. All proposed fences, walls, and hedges shall comply with standards outlined in Municipal Code Section 17.70.070 (Fences, Walls, and Hedges). Fencing located within the Open Space Easement shall also comply with requirements in Condition No. 11 and terms of the Open Space, Drainage, and Bicycle/Pedestrian Access Easement.
7. The location of any required backflow preventer and double-check assembly shall be shown on all site plans submitted for a building permit, including the landscaping plan. Construction plans shall also include a scaled diagram of the equipment proposed. Where possible, as determined by the Utilities Director, equipment shall be located inside the building within 20 feet of the front property line. Where this is not possible, as determined by the Utilities Director, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and, if deemed appropriate by the Community Development Director, a low wall. The size and configuration of such equipment shall be subject to review and approval by the Utilities and Community Development Directors.
8. Prior to the issuance of building permit, the Applicant shall pay for the public art in-lieu fees or apply for a Director's Action application for the proposed onsite public art. If public art is to be provided onsite, the application submitted for review shall include all requirements outlined in Section 17.70.140(E) (Application and Review Procedures for Placement of Required Public Art on Private Property).

9. Plans submitted for a sign permit shall be in substantial conformance with the approved Sign Program. Modifications to the Sign Program or a request for additional signage may require review by the Architectural Review Commission or Community Development Director, as deemed appropriate.
10. Plans submitted for the building permit shall clearly indicate the three (3) new mechanical equipment areas that encroach into the creek setback area. The creek setback exception is limited to the installation of these mechanical equipment areas as shown in plans submitted for the project entitlement applications.
11. Plans submitted for the building permit shall clearly indicate the proposed six-foot-high (6'-0") see-through black aluminum fencing within the Open Space Easement area as shown in plans submitted for the project entitlement applications. The fencing shall be removed and/or relocated by the Applicant, if there are any future public improvements to the Open Space Easement area by the City. The Applicant shall be responsible for all efforts and costs associated with fencing removal and/or relocation. Conditional approval of the fence shall not be construed as a waiver of the City's rights under the Open Space Easement nor as approval for any other or different structures to be placed within this easement area.
12. The site shall be maintained in a clean and orderly manner at all times to the satisfaction of the Community Development Director.
13. The project shall be reviewed by the Community Development Director for compliance with the conditions of approval, or to determine whether a modification of the Use Permit is necessary upon significant change to the project as represented in the Staff Report dated June 11, 2025, or in the event of a change in ownership which may result in deviation from the project description or approved plans.
14. The project shall be reviewed by the Planning Commission if the City receives substantiated written complaints from any citizen, Code Enforcement Officer, or regulatory agency, which contain information and/or evidence supporting a conclusion that a violation of these project conditions, or of City Ordinances or regulations has occurred. At the time of the project review, conditions of approval may be added, modified, or removed, or the Use Permit may be revoked to ensure ongoing compatibility with nearby uses.

15. The Applicant shall submit a Pick-Up and Drop-Off Plan to the Community Development Department for review and approval. This Plan shall be consistent with all recommendations of the Final Transportation Impact Study and include an agreement for each parent or client regarding allowable pick-up and drop-off times and prohibited, illegal, and unsafe behaviors. This Plan shall be approved by the Director prior to building permit final and occupancy of the building. If there are any subsequent operational changes based on the results and recommendations of the School Circulation and Safety Monitoring Plan, the Pick-Up and Drop-off Plan shall be revised as necessary for consistency and re-reviewed for approval and implementation.

16. Carpool-matching services shall be provided to all clients.

Urban Forestry Services – Community Development Department

17. Tree removals are limited to the 20 trees (19 *Pyrus calleryana* [Callery Pear] and one [1] *Prunus cerasifera* [Purple-leaf Plum]) identified in the Tree Protection Plan prepared by The Oakley Group, dated February 7, 2025. The remaining 20 trees onsite shall be protected in accordance with the Tree Protection Plan.

18. Final landscaping and irrigation plans shall include 45 replacement tree plantings to compensate for the 20 tree removals. Adjustments to tree species, size, and location are subject to City Arborist review and approval.

19. An ISA Certified Arborist (Landscape Contractor/Project Arborist) shall be onsite to monitor all work within or adjacent to the critical root zones of trees to be retained; shall source healthy compensatory trees (in accordance with Appendix I in the City's Engineering Standards) that have good structure, appropriate trunk taper for tree species and box size, and ensure that they are not root-bound; and shall supervise the installation of trees and ensure that the root balls of the trees have sufficient moisture prior to installation, inspect the root balls of the trees and loosen or shave all sides of the root system and cleanly cut girdling roots, if necessary.

20. The compensatory trees shall be planted per the City's Engineering Standards for Tree Planting prior to building permit final inspection. All trees planted as part of a compensatory plan shall survive and be retained. Any trees that do not survive or establish in good health, to the satisfaction of the City Arborist, shall be replanted.

21. California Fish and Game Code Section 3503.5 and the Migratory Bird Treaty Act of 1972 prevents the removal of trees with active nests. To account for most nesting birds, removal of trees should be scheduled to occur in the fall and winter (between September 1st and January 31st) and after the young have fledged. If removing trees during the nesting season (February 1st to August 31st), a qualified biologist shall inspect any trees marked for removal that contain nests to determine if the nests are active. If there are active nests, trees shall not be removed and may only be removed once a qualified biologist provides a confirmation memo that breeding / nesting is completed, and young have fledged the nest prior to removal of the tree to the satisfaction of the Community Development Director or City Biologist.

Engineering Development Review – Community Development Department

22. An operations and maintenance manual will be required for applicable stormwater improvements which are constructed to comply with Post Construction Requirements. The manual shall be submitted for review prior to building permit issuance and shall be recorded as an exhibit to the Private Stormwater Conveyance Agreement prior to request for final inspection for the project. The manual shall include narrative about all stormwater facilities at the property and shall provide maintenance procedures and inspection forms for all facilities.
23. Unless otherwise approved by the City Engineer, or his designee, all stormwater best management practices (BMPs) shall be located on private property and not within the public right-of-way. If allowed within the right-of-way, a separate encroachment agreement will be required.
24. Improvements located in the public right-of-way shall require a separate encroachment permit and associated fees based on the fee schedule in effect at the time of permit issuance. Public improvement plans are not separately required where the scope of work within the public right-of-way or areas of dedications is limited to curb ramp, curb, gutter, sidewalk, bus stop upgrades, and driveway approach repairs or replacements, and for utility abandonments or new utility construction or connections. If the proposed public improvements are within this limited scope of work, the improvements may be shown on plans submitted for the building permit.
25. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director prior to final inspection approvals.
26. The project shall show compliance with the Open Space, Drainage, and Bicycle/Pedestrian Access Easement agreement, including landscaping restrictions within the Open Space Easement. At the time of building permit submittal, the Natural Resource Manager or Community Development Director shall review any landscaping proposed within the Open Space Easement.

27. Prior to building permit issuance, the Applicant shall demonstrate compliance with detention requirements of the original entitlement for site development in addition to compliance with post construction requirements triggered by the proposed project.

Transportation Division – Public Works Department

28. Transportation Impact Fees (TIF): The Project Applicant must pay the following fees prior to issuance of building permits, unless otherwise approved for deferral to prior to occupancy by the Community Development Director:

- a. Citywide Transportation Impact Fees (paid to City)
- b. San Luis Obispo County's State Route 227 Corridor Mitigation Fees (paid directly to County)

The TIF fees will be adjusted to reflect credits from the previous occupancy of the project site, applying fees only to the net new increase in trips generated by the project.

29. Sidewalk Gap Closure: The Project Applicant must construct a sidewalk along the west side of Sacramento Drive between the project site driveway and the terminus of the existing sidewalk approximately 200 feet to the south. Unless otherwise approved by the Public Works Director, this sidewalk may be constructed using asphalt concrete in lieu of Portland cement concrete, as typically required per City Engineering Standards. A design exception application must be approved for non-standard sidewalk materials. Unless otherwise approved by the Public Works Director, the sidewalk must be constructed prior to issuance of occupancy permits.

30. School Drop-Off/Pick-Up Loading Zone: Prior to issuance of occupancy permits, the Project Applicant must install curb paint and signage along the project frontage along the west side of Sacramento Drive to designate the on-street parking as "passenger loading only" during school pick-up and drop-off periods. Curb markings and signage shall be designed and installed to the approval of the City Parking Manager and Transportation Engineering Division. The Project Applicant shall be responsible for maintaining school loading zone curb markings and signage at no cost to the City.

31. Pedestrian & Bicycle Safety Improvements: Prior to issuance of occupancy permits, the Project Applicant must install pedestrian crossing improvements at the intersection of Sacramento Drive and Via Esteban, including the following features unless otherwise approved by the Public Works Director:

- a. Install yellow high-visibility "ladder-style" crosswalk markings per City Engineering Standards at the north and east legs of the intersection.

- b. Install a rectangular rapid flashing beacon (RRFB) system at the north leg of the crosswalk, with equipment specifications and details to be approved to the satisfaction of the City Transportation Engineering Division.
- c. Install ADA-compliant curb ramp upgrades at each corner where new crosswalk markings are installed, unless curb ramp upgrades are completed sooner as part of the City's planned 2025 Paving Project.
- d. Install red curb paint and/or signage to restrict on-street parking as needed to maintain the required line-of-sight at the new school crosswalk per City Engineering Standards.
- e. Install advance warning signage and pavement markings on Sacramento Drive approaching the school crosswalk from both directions to provide advanced notice of pedestrian crossing. Pavement markings and signage details to be approved to the satisfaction of the City Transportation Engineering Division.
- f. Install green bike lane markings within the southbound bike lane on Sacramento Drive along the frontage of the school, including dashed green bike lane markings through the project access driveway.
- g. Install two "25 MPH SCHOOL ZONE" signs and two radar speed feedback signs on Sacramento Drive approaching the new school crossing: one sign to be located north of the school facing southbound traffic, and one sign located south of the school facing northbound traffic. Radar sign specifications and placement to be approved to the satisfaction of the City Transportation Engineering Division.

32. School Access and Parking Management: Unless otherwise approved by the City Transportation Division, the Project Applicant must implement the following Site Access and Parking Management strategies, as recommended in the Project's Transportation Impact Study:

- a. Configure the on-site parking drive aisle to one-way westbound only access.
- b. Install pavement markings and signage at the intersection of the Project site driveway with Broad Street to convey the driveway as "EXIT ONLY". Install a stop sign, "STOP" pavement legend, and "RIGHT TURN ONLY" sign for the driveway exiting to Broad Street.
- c. Assign on-site parking stalls as follows:
 - i. 10-20 short-term walk-in parking stalls near the main entrance and western portion of parking lot
 - ii. 10-20 designated staff-only or general parking stalls on the south side of the parking lot
 - iii. 3-5 parking stalls near the main entrance for carpool vehicles, vans or shuttles
- d. Consider staggering start/end school times to encourage dispersed vehicle arrivals and reduce congestion/queuing.

- e. Consider allowing older students who are being picked up or dropped off along the Sacramento Drive passenger loading zone to enter/exit campus near the playground area to the north of the site.
- f. Provide 2-4 staff or parent volunteers to help guide efficient drop-off/pick-up activity and discourage unsafe behaviors during school start and end periods.
- g. If the proposed parking lot vehicle security gate is omitted from the final site design or removed at a future date, install speed humps or other City-approved traffic calming within the on-site parking aisle to discourage cut-through traffic and speeding.
- h. Provide advanced communication to student families and guardians upon enrollment and prior to each academic year regarding recommended school access routes, pick-up/drop-off areas, and safe practices when accessing the campus.

33. School Circulation & Safety Monitoring Program: To ensure that the recommended site access, safety and parking management strategies are achieving their intended effectiveness, the Project Applicant must commission a qualified transportation planning/engineering professional to conduct a School Circulation & Safety Monitoring Study (referred to herein as “study”). The study must evaluate and report on the following:

- a. Observations of vehicle queuing during school drop-off/pick-up periods, including instances of vehicles double-parking, blocking the bike lane, traffic lane or crosswalks on Sacramento Drive.
- b. Observations of wrong-way circulation within the one-way on-site parking aisle.
- c. Observations of driver behavior and conflicts with pedestrians crossing Sacramento Drive near the campus.
- d. General observations of any illegal or unsafe behavior by drivers, pedestrians, or cyclists accessing the campus.
- e. Vehicle speed survey data on Sacramento Drive, to be collected in the vicinity of the campus during morning drop-off and afternoon pick-up periods. Compare prevailing (85th percentile) speeds to the posted speed limit (25 mph on Sacramento between Orcutt and Capitolio).
- f. Summary of any traffic collisions reported within the vicinity of the school following occupancy of the campus (Applicant may request this data from the City).
- g. Summary of nuisance parking or safety complaints reported to the school or City following occupancy (Applicant may contact the City for any reports/complaints).
- h. Collect traffic count data at the intersection of Sacramento Drive & Capitolio and evaluate whether conditions warrant installation of all-way stop control

pursuant to the California Manual on Uniform Traffic Control Devices (CA MUTCD). Data shall include monitoring pedestrian crossing activity at this intersection to guide whether marked crosswalks or other features should be installed.

- i. Documentation of communications to parents/guardians of students conveying required circulation, parking and safety policies, including pick-up/drop-off policies and carpool-matching opportunities.
- j. Identify recommendations to address safety concerns or undesirable circulation and parking issues observed during monitoring efforts, as appropriate.

Data collection and observations for the study shall be performed on days with typical school activities and attendance, outside of holidays or other dates of lower-than-typical attendance.

Unless otherwise approved by the City, the study must be initiated within two (2) months of start of the first school academic year, with documentation of findings and recommendations submitted to the Community Development Department no later than six (6) months following start of the first school academic year.

The Project Applicant shall make good faith effort to implement recommendations presented in the study as expeditiously as practical, but no later than the beginning of the second school academic year.

If safety or nuisance concerns related to the Project are identified in the initial monitoring study, a follow-up monitoring study shall be conducted by the Applicant following the start of the second school academic year to confirm if these concerns have been resolved. If a follow-up study is required, it must be initiated within two (2) months of start of the second school academic year, with documentation of findings and recommendations submitted to the City Community Development Department no later than six (6) months following start of the second school academic year.

If highlighted safety or nuisance concerns have not been resolved to the satisfaction of the Community Development Director by the end of the second school academic year, the Director reserves the discretion to require that the Project return to the Planning Commission for consideration of further conditions of approval to address these concerns.

Prior to issuance of occupancy permits, the Project Applicant shall post a bond or deposit as a faithful performance security in the amount of \$100,000 to ensure completion of the required School Circulation & Safety Monitoring Program, and implementation of any resulting measures recommended in the monitoring study to address reported safety issues. This surety will be released when all obligations established under this condition of approval have been satisfied.

34. Sacramento & Capitolio Intersection: If the required School Circulation & Safety Monitoring Study concludes that warrants for all-way stop control are met at the Sacramento/Capitolio intersection following occupancy of the school, the Project Applicant must design and install the traffic signage and roadway striping improvements needed to implement all-way stop control at this intersection prior to the start of the second school academic year.

If the Monitoring Study indicates that warrants for all-way stop control are not yet met, the Project Applicant must pay a fair share mitigation fee to the City for future installation of all-way stop control, with the fee to be determined based on an engineer's estimate of the required improvements. Unless otherwise approved by the Community Development Director, this fair share fee shall be paid in advance prior to the issuance of building permits, and shall be refunded to the Project Applicant if an all-way stop control is warranted and installed by the Applicant.

Utilities Department

35. Plans submitted for the building permit shall identify the size of existing and proposed water services, water meters, sewer lateral, sewer services, and fire services for the project and shall include a licensed engineer's design narrative and supportive engineering calculations. The proposed utility infrastructure shall comply with the latest engineering design standards effective at the time the building permit is obtained and shall have reasonable alignments needed for maintenance of public infrastructure.
36. Prior to issuance of the building permit, to ensure the integrity of the water main in Sacramento Drive is not adversely affected, the Applicant shall submit offsite improvement plans for the replacement of up to 160 feet of the 12-inch water main in Sacramento Drive, or the Applicant shall submit revised building permit utility plans, to the satisfaction of the Utilities Director.
37. Plans submitted for the building permit shall include a final landscape design plan, irrigation plan, and completed Maximum Applied Water Allowance (MAWA) form based on the final landscape design plan and a hydrozone table with a summary of Estimated Total Water Use (ETWU) and the corresponding irrigation window. The project's ETWU to support new ornamental landscaping and active turf area shall not exceed the project's MAWA.
- a. If the final landscape plan includes one thousand square feet of landscaping or greater a separate city-owned landscape water meter is required.

- b. On the final landscape plan, if turf grass is proposed it shall be classified as high water use. Turf used on playing fields and playground areas can be classified as Special Landscape Areas (SLA) and will be considered as functional turf; allowed under the new State non-functional turf regulations. Non-functional turf will not be allowed.
- 38. The project includes food preparation; therefore, a grease interceptor is required, and provisions for grease interceptors and FOG (fats, oils, and grease) storage within solid waste enclosure(s) shall be provided with the plans submitted for a building permit. These types of facilities shall also provide an area inside to wash floor mats, equipment, and trash cans. The wash area shall be drained to the sanitary sewer.
- 39. The project shall comply with the City's Development Standards for Solid Waste Services. Plans submitted for the building permit shall show the location and size of the bin enclosure(s) that can store the required containers for waste, recycling, and organics for the proposed use. Plans shall show the location of the discarded materials containers during pickup if different than the location of the proposed enclosure(s). The plan review letter from San Luis Garbage shall be included in the plans submitted for a building permit.
- 40. In order to be reused, any existing sewer laterals proposed to serve the project must pass a video inspection, including repair or replacement, as part of the project. The CCTV inspection shall be submitted during the building permit review process for review and approval by the Utilities Department prior to issuance of a building permit. Existing laterals that are not proposed to be reused shall be abandoned at the City main consistent with City standards.

Applicable Application and Code Requirements or Informational Notes

Planning Division – Community Development Department

- 41. The project shall comply with exterior noise limits established in the City's Noise Ordinance (Chapter 9.12 Noise Control).
- 42. The Applicant shall comply with all terms of the Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement.

Engineering Development Review – Community Development Department

- 43. Plans for the building permit shall show and label all existing easements that encumber or benefit this property. The plans shall show and label the limits of any driveway/access easement, blanket easements, utility easements, or shared parking areas.

44. The building permit submittal shall include a complete site utility plan showing all existing City mainlines, private services, and proposed utilities.
45. Plans for the building permit submittal shall show and note compliance with the Parking and Driveway Standards. Any exceptions shall require separate application and approval by the Planning Division.
46. The building permit submittal shall include a complete grading and drainage plan, erosion and sediment control plan, and supporting reports. The drainage report shall clarify how compliance with the City Drainage Design Manual (DDM) and Post Construction Regulations (PCR's) will be achieved.
47. The building permit submittal shall show compliance with the Post Construction Stormwater Requirements as promulgated by the Regional Water Quality Control Board for redeveloped sites. As part of the building permit submittal, include a completed Post Construction Stormwater Control Plan; a template of this plan is available on the City's Website.

Indemnification

48. The Applicant shall defend, indemnify, and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers, or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the Applicant of any Indemnified Claim upon being presented with the Indemnified Claim and the City shall fully cooperate in the defense against an Indemnified Claim.

Notice of Opportunity to Protest

49. The Applicant acknowledges and agrees that the project conditions of approval stated herein provide adequate and proper notice pursuant to Government Code 66020 of Applicant's right to protest any requirement for fees, dedications, reservations, or other exactions, and that any protest in compliance with Section 66020 must be made within ninety (90) day sof the date that notice was given.

On motion by Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NOES:

RECUSED:

ABSENT:

The foregoing resolution was passed and adopted this 11th day of June 2025.

Rachel Cohen, Secretary
Planning Commission