

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 6/12/12
Prepared by: ALH

ITEM: 6B

SUBJECT: PA06-053 St. Mary's College High School Master Campus Plan/Conditional Use Permit & Design Review for a new Music Building

Pursuant to Section 15073 of the California Environmental Quality Act (CEQA), the Mitigated Negative Declaration (MND) for the new campus master plan/Conditional Use Permit and Design Review for a new music building at St. Mary's College High School is currently being circulated for public comment from June 6, 2012-July 6, 2012. No action will be taken on this item as this is merely as this is merely an opportunity for the Commission to receive public comment during the public comment period.

SITE: 1600 Posen St.

APPLICANT: Vivian Kahn for St. Mary's College High School

OWNER: St. Mary's College High School 1600 Posen St. Albany, CA (mailing address 1294 Albina St. Berkeley, CA)

ZONING: PF-Public Facilities

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission receive the report and receive public comment on the Mitigated Negative Declaration currently circulated for public review.

BACKGROUND/PROJECT DESCRIPTION

St. Mary's College High School (SMCHS) is a co-educational high school with 630 students on a 12.5 acre site at the most southeastern portion in City of Albany, sharing a limitline with the City of Berkeley. The School has had multiple proposals in recent years with for campus facility expansion plans and use permit amendments. The current use permit/master campus plan/design review request was initially filed in 2006. Several Planning & Zoning Commission study sessions have been held, though no formal action has occurred since 2007. At that time, the Commission approved the field renovation project. A more extensive history of the application is included as Attachment 1 of the staff report.

The most recent review by the Planning & Zoning Commission was conducted on September 27, 2011 to review the latest submittal and to determine if additional information would be necessary. The Commission asked for a comparison table of the 2008 submittal compared to the 2011 scaled back plan. (See Attachment 3). A site visit and tour of the campus was held on October 11, 2011 and included City staff, the Commission, school staff, and members of the public. Story poles were installed on-site to show building height of future buildings.

Current Master Plan Proposal

The present proposal has been modified in scale and scope from the 2006 submittal. It includes two (2) new buildings on campus and additions to four (4) buildings on campus. The proposal is detailed below.

- A new 4,400 sq. ft. single-story campus chapel
- A new 13,400 sq. ft. single-story music building with partial basement
- A 14,000 sq. ft. addition to St. Joseph's Hall
- A 2,500 sq. ft. addition to the Brothers' Residence on campus
- A 1,400 sq. ft. new kitchen to be constructed at the student center
- Request to convert classroom space in Cronin Hall (previously closed off)
- A new drainage plan

The previously proposed multi-use building, classroom building, and athletic training and weight room facilities from 2008 have been omitted from the latest submittal. The total area proposed to be added is 35,700 sq. ft. Figure 1 shows the most recent site plan with proposed building additions highlighted in red.

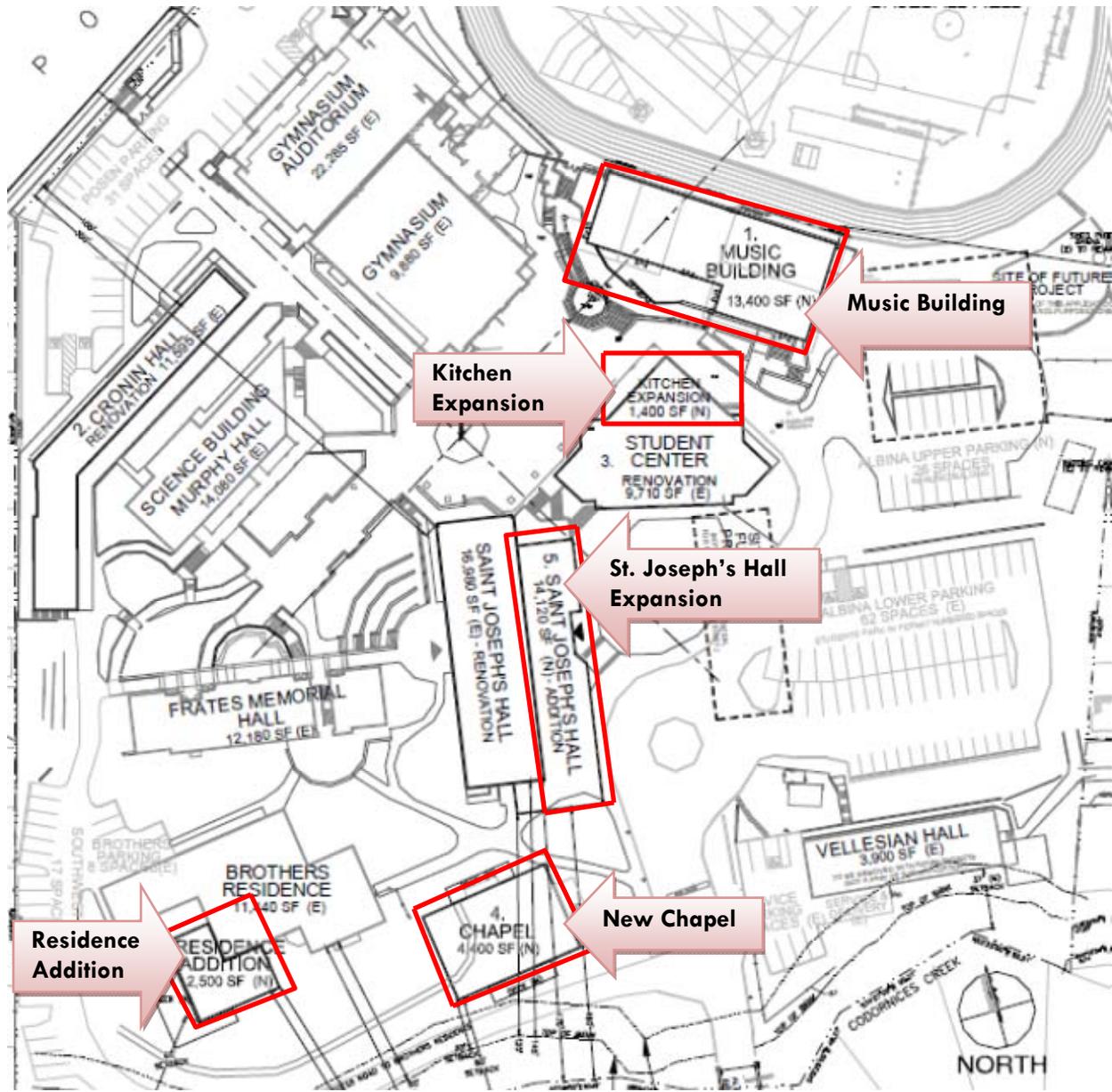


Figure 1. Site Plan with Proposed New Construction

ENVIRONMENTAL ANALYSIS

The California Environmental Quality Act requires that an analysis be prepared when a government agency makes a discretionary decision on a project that will result in a physical change in the environment. The purpose of the analysis is to disclose potential impacts and determine appropriate actions that should be taken to mitigate potential impacts. The preparation of a CEQA document includes preparing an "Initial Study." The Initial Study contains a checklist of environmental subject areas.

Unless a project is exempt from CEQA, the review process and preparation of the initial study results in either:

- A negative declaration if there is no environmental impacts from the project
- A mitigated negative declaration if the potential impacts may be mitigated with specific measures
- An environmental impact report (EIR) if the technical analysis concludes that there are significant and unavoidable environmental impacts.

In 2008, a draft MND was prepared and circulated. Subsequently, the master plan was amended. As a result a new draft MND was prepared (See Attachment 4). The City entered into a new contract with Lamphier-Gregory, an environmental consultant who has previously worked on St. Mary's applications, to prepare an updated draft Mitigated Negative Declaration (MND) with related technical appendices A-E. The document was revised to account for the reduced project scope changes and updated application request. The comment period commenced on June 6, 2012 and will close on July 6, 2012. As a public courtesy, the MND and related appendices were posted on the City's website on June 1, 2012, in advance of the comment period.

In the draft MND mitigation measures have been recommended for the following development related impacts:

- **Air Quality & Greenhouse Gas Emissions**
 - Mitigation:
 - Best Construction Management Practices
 - Diesel Emission Reduction
- **Biological Resources**
 - Mitigation: Tree removal pre-construction survey depending on when trees are anticipated to be removed.
- **Cultural Resources**
 - Mitigation: In the event that unidentified historical, archaeological, paleontological, or human remains are discovered activity shall cease until the respective resource has been evaluated by the appropriate required party.
- **Geology & Soils**
 - Mitigation:
 - Project plans shall be reviewed by a qualified Civil Engineer to insure seismic safety design requirements
 - Foundation and structural work shall be monitored for construction quality and compliance with design recommendations and the work shall be completed under the direction of a state licensed Geotechnical Engineer
 - A structural engineer shall evaluate the ability of existing retaining walls to support existing and new fills
 - If proposed structures determined to provide insufficient support retaining walls shall be strengthened or replaced
- **Hydrology & Water Quality**
 - The applicant shall prepare and implement a Stormwater Pollution Prevention Plan
- **Transportation & Traffic**

- Construction staging and related parking shall occur in areas not used for on-campus parking.

PROJECT ENTITLEMENTS

Conditional Use Permit

The existing Conditional Use Permit will be amended entirely to reflect the latest school operating standards. It will supersede CUP 93-27 and will serve as the most current operating document. The new use permit will include some of the provisions of original use permit and will also include operating provisions based on the 2007 field expansion as well as the conditions related to the campus expansion. A timeline detailing previous St. Mary's application submittals and related Commission actions are included as Attachment 2 to the staff report.

Draft conditions will be provided to Commission and the public at the future hearing. The Conditions of Approval may be crafted to address some neighborhood concerns. If approved, the Conditions would run with the land and would be applicable on an on-going basis.

Design Review

At this time a Design Review application request has been submitted for the new music building. If approved, this will be the first building constructed under the new use permit master plan. The building is proposed to be 13,400 sq. ft. in area and 30 ft. in height with a 12:5 roof pitch. The building has been designed to match existing buildings on campus. Concrete roof tiles and plaster will match existing campus structures. The windows installed will match existing windows on Frates Hall. A detail of the north and west elevations is included below for reference to provide an idea of the scale and design.

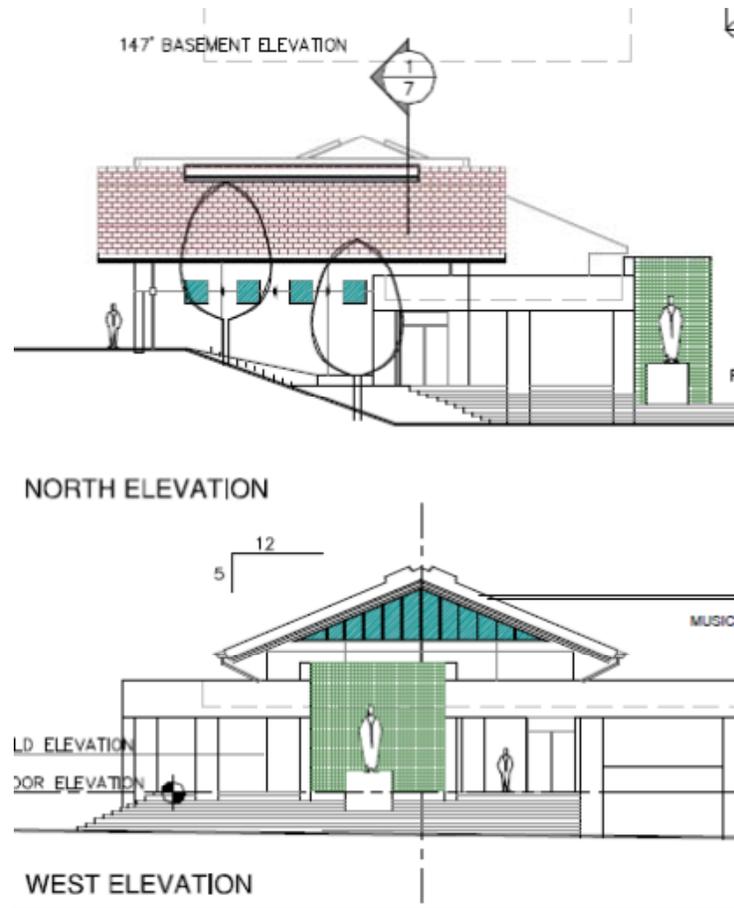


Figure 1. Preliminary Elevation: St. Mary's Music Building

St. Mary's completed an administrative design review process in the summer of 2011 to update seismic safety of Cronin Hall. Additionally, windows will be replaced on the building. The building permit for this work was recently issued to St. Mary's and work is expected to commence this summer when school is out of session.

NEXT STEPS

Future Review & Action

Once the comment period closes, all comments will be collected and responses to comments will be prepared. The responses will be included as part of the Final MND which will be brought back to the Commission for adoption. It is expected that the earliest this would come back to the Commission is July 24, 2012. At that time, comprehensive project conditions will be provided and the Commission will be asked to take action on the MND and subsequent entitlements.

Attachments:

1. Recent Project History

2. St. Mary's Timeline 1993-present
3. 2008-2011 Application Comparison
4. Mitigated Negative Declaration

ATTACHMENT 1 RECENT PROJECT HISTORY

2006-2007

In 2006, the applicant submitted two (2) separate applications, PA 06-091 Field Renovation Project and PA 06-053 Campus Conditional Use Permit. At that time, a campus expansion was planned as well modifications to the use permit. This included plans for a field renovation project that encompassed new bleacher installation, a new storage building, street frontage plantings, and new fencing. A Mitigated Negative Declaration (MND) was approved for the project on September 25, 2007. The Field Renovation Design Review request (PA 06-091) was approved by the Planning & Zoning Commission in October 2007. The field renovation and related landscaping were completed in 2008.

2008

The City prepared a separate MND in 2008 to address impacts related a new Conditional Use Permit (CUP) Master Plan Amendment. A study session was held on December 8, 2008 to receive comments on the Draft MND. Comments were received though final action never occurred for the MND or the project proposal. At that time, the following new construction was proposed:

- A new multi-use building
- A new classroom building
- Athletic training and weight room facilities
- A new campus chapel
- A new music building
- A 14,000 sq. ft. addition to St. Joseph's Hall
- A 2,500 sq. ft. addition to the Brothers' Residence on campus
- A new kitchen to be constructed at the student center
- A new drainage plan

2010

The applicant submitted a revised Master Plan Use Permit application in 2010 for an update to the CUP. This application request was presented to the Planning & Zoning Commission as part of study session on March 9, 2010. At that time, additional issues involving the use permit were identified including:

- Football playoff games
- Baseball Field Netting
- Landscaping Maintenance
- Mediation between the surrounding residents and the school
- Construction of a new music building

No action was taken, the information was merely received. Mediation was scheduled to occur between school representatives and residents, though the mediator subsequently withdrew due to extenuating circumstances.

Current Proposal

The present proposal has been modified in scale and scope from the prior submittal. It includes the following:

- A new 4,400 sq. ft. single-story campus chapel
- A new 13,400 sq. ft. single-story music building with partial basement
- A 14,000 sq. ft. addition to St. Joseph's Hall
- A 2,500 sq. ft. addition to the Brothers' Residence on campus
- A 1,400 sq. ft. new kitchen to be constructed at the student center
- Request to convert classroom space in Cronin Hall (previously closed off)
- A new drainage plan

ATTACHMENT 2
St. Mary's Timeline: 1993-Present

Conditional Use Permit 93-27

- **9/14/93-**Planning & Zoning Commission, public hearing & scoping session, Negative Declaration
 - **3/8/94-** Planning & Zoning Commission public hearing & scoping session
 - **4/13/94-** Planning & Zoning Commission-CUP 93-27 approved, Negative Declaration approved
 - **4/25/94-**Appeal of Use Permit filed by Bonnie & Richard Miller concerning visual impacts and gym expansion
 - **5/23/94-**Approval upheld by Albany City Council, appeal denied
 - **11/23/94-** Planning & Zoning Commission review of Status report
 - **11/6/96-**Status report to Planning & Zoning Commission on construction of facilities approved as part of UP 93-27
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Design Review 99-24 & 00-89 & CUP Amendment 93-27

- **10/26/99-** **Design Review #99- 24**, Request by St. Mary's College High School to construct a new two-story, 7 classroom building of approximately 9100 square feet and relocate existing building.
- **1/9/01-** **Planning Application 00-89. Design Review.** A request for approval for the installation of foul ball netting along the first base line of the Saint Mary's College High School baseball field.
- **10/9/01-** Request by St. Mary's to amend a previously approved condition by:
 1. Deleting the requirement to plant "a minimum of five new trees" along the westerly property boundary in the vicinity of the new classroom building.
 2. Adding a statement that would allow the applicant to prune the proposed Pittosporum hedge (shown on the approved landscape plans as reaching 15' high) to a height no less than 12 feet in that same location.
- **4/26/05-** **Planning Application 02-104. Amendments to Conditional Use Permit 93-27 and Design Review 99-24.**
 1. Evaluate Saint Mary's College High School's progress implementing the mitigation measures imposed as conditions of the 1993 approval to allow building square footage to be increased to 90,675 square feet and student enrollment to 600 students;

2. Consider request to amend Conditional Use and Design Review permits to allow building square footage to be increased from 90,675 square feet to 93,707 square feet.

CUP 06-091 Field Renovation

- **6/13/06**-Study Session, pre-application review
- **12/6/06**-Environmental Document Scoping Meeting with Planning & Zoning Commission
- **2/13/07**-Study Session, field renovation and campus master plan
- **5/8/07**-Site walk of St. Mary's
- **5/22/07- Planning Application 06-091. Design Review.** Request for Design Review approval of structural and landscape elements of the Saint Mary's College High School Athletic Field Renovation Project.
- **9/25/07**-Review of MND at the Planning & Zoning Commission hearing during the 30 review period
- **10/16/07- 1600 Posen Avenue, Albany*. Planning Application 06-091. Design Review.** Request for Design Review of structural and landscape elements of the Saint Mary's College High School Athletic Field Renovation Project. Mitigated Negative Declaration adopted September 25, 2007.
Public hearing continued from September 25 and October 9, 2007. (Approved 5-0)
- **10/9/07**-Appeal Filed by Rich Brown, Peralta Park Neighbors
- **11/8/07**Appeal Withdrawn

CUP 06-053 & CEQA REVIEW

- **3/25/08-Saint Mary's College High School, 1600 Posen Avenue (The site is also known by the mailing address of 1294 Albina Avenue, Berkeley).** Study Session associated with a new master plan and conditional use permit for the St. Mary's College High School Campus
- **11/25/08-** Public Hearing to Receive Comments on a Draft Mitigated Negative Declaration of Environmental Significance for St. Mary's College High School.
- **12/9/08**-Public Comment on MND (continuation from 11/25/08)
- **3/9/10- Saint Mary's College High School. 1600 Posen. Planning Application 06-053. Conditional Use Permit. Study Session to review the application**
- **9/27/11**-Study Session to review revised application submitted in April 2011

- 10/11/11-Site walk of St. Mary's
- **June 6, 2012-July 6-2012-Comment period for the draft MND**