

*City of Albany*  
**Planning and Zoning Commission**  
**Notice of Action**

**Applicant:** St. Mary's High School College

**Project Address:** 1600 Posen Avenue

**Subject:** **Planning Application 02-104. Amendments to Conditional Use Permit (CUP) 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 1994 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 CUP and Design Review permits to allow building square footage to be increased from 90,675 square feet to 93,707 square feet, or

**Date of Action:** April 26, 2005

**Appeal Deadline:** May 10, 2005

**Commission Action:** The Commissioners voted 4-0 to approve the application based on the findings and subject to the following amended conditions of approval:

**Findings for amending Conditional Use Permit Approval (Per section 20-100.030D)**

1. *The size, location and intensity of the project are desirable and compatible with the neighborhood and community. The 3,032 square foot expansion of the school to a maximum square footage of 93,707 is otherwise consistent with City development standards relating to bulk, size, parking and location and will not have any adverse impacts on the neighborhood.*
2. *The project will not be detrimental to the health, safety, convenience or general welfare of people residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*
  - a. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures because the site is of sufficient size and shape to successfully accommodate the addition, consistent with City zoning standards relating to size, height, and parking. The conditional use permit authorizing 3,032 square foot increase in total allowable building square footage will not degrade the amount of existing or proposed private open*

space available to the project site. There should be no significant effect on people in the neighborhood caused by the increase in the allowable building square footage because the school enrollment will remain unchanged, the buildings are existing, and they are located in areas which are not visible to almost all of the surrounding neighborhoods

- b. *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading* because the project will not have any increased traffic impacts beyond those that currently exist because the school's enrollment will not increase and the student's who use these facilities are already on the campus. Pedestrian access to the site is adequate and will not be impacted by the project proposal.
  - c. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor* because the project will not develop new noxious noise, glare, dust or odor emissions. The project will remain a school activity with all such characteristics.
  - d. *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs* because the project is consistent with City public facility design review objectives and guidelines and provides appropriate landscape, screening, open yard areas and related design features characteristic of residential uses in the neighborhood.
3. *That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan* because the proposed project is otherwise consistent with the City zoning standards and requirements relating to the height, size, location, bulk and parking for such residential expansions. The maintenance and preservation of the City housing inventory, including reasonable expansions of such residential dwellings, are policy objectives of the City General Plan. The site is both zoned and designated in the General Plan for residential use.

**Findings for amending Design Review 99-24**

a. Section 20-100.050E, General Findings, applicable to all projects:

1. *The structure, site plan, and landscaping are in scale with and harmonious with existing development which conforms to the current provisions of this Chapter, and future developments adjacent to the site, and with land forms and vegetation in the vicinity of the site. Features such as scale, massing, and consistency of architectural details and exterior colors and materials have been considered to ensure a high level of design quality.* The proposal is in scale and harmony with existing development near the site.

The architecture is compatible with the existing buildings and with the City's Design Review Purpose and Intent.

2. *The project provides safe and convenient access to the property for pedestrians and vehicles. Handicap access has been considered and Code requirements are reflected in project plans. The project will provide safe and convenient access to the property for both vehicles and pedestrians, improving on the existing vehicular access.*
3. *The project will not unnecessarily remove trees and natural vegetation, will preserve natural land forms and ridge lines, will not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the affect the visual character, quality or appearance of the neighborhood or City. The project will not create a visual detriment at the site or the neighborhood.*
4. *The project will provide adequate buffering between the on-site residential developments and adjacent uses which may have a potential to generate nuisances. The project is surrounded by like buildings that do not require buffering for nuisances. The project maintains the setback areas and otherwise is consistent with City zoning standards.*
5. *The project conforms to the General Plan and to all other applicable provisions of Chapter 20 of the Albany Municipal Code. The General Plan designates this area for public facilities. Additionally, the project meets City's General Plan and zoning standards for location, intensity and type of development.*

#### **REVISED CONDITIONS OF APPROVAL**

CUP 93-27

Condition G2b

Modifications to or expansion of classroom facilities including Cronin Hall and St. Joseph's Hall, shall not exceed the total ~~existing square~~ footage of (93,707 sq. ft.) as of ~~April 1994~~ **April 2005**, including the two temporary classroom buildings. Prior to issuance of an occupancy permit for the gymnasium expansion, or prior to any construction activity to modify classroom space, whichever occurs first, SMCHS shall submit a detailed phased construction schedule to the Planning Department for modifying the classroom facilities to the Planning Department for review and approval. This plan shall include the total, existing classroom square footage on campus and plans for how and when existing classrooms will be modified, demolished or newly constructed. At the discretion of the applicant, temporary buildings may be used to account for required classroom space between the time of building demolition and completion of a new facility. These

arrangements, including time frames, shall also be included in phased construction.

As per Conditional Use Permit No. 587, SMCHS shall be permitted to construct new classroom buildings to replace Cronin Hall and the two temporary buildings. Prior to the issuance of a building permit for these facilities, they shall be reviewed and approved by the Planning and Zoning Commission through a design review process. The property owners around the campus shall receive public notice of the design review process and when it is scheduled. No further amendment to the Master Plan shall be required for these modifications. The design review criteria shall focus on assuring architectural compatibility with existing campus buildings and confirming that the gross square footage of the new construction does not exceed the existing classroom square footage (93,707 sq. ft.) as of ~~April 1994~~ April 2005. Further, all construction activity associated with the classroom modifications and rebuilding shall conform to the construction requirements section of this Resolution (Conditions CR-1 through CR-8).

*If the additional 3,032 square feet of building (band pavilion/snack shop) area, which brings the overall total square footage to 93,707 square feet, is torn down the allowable footage would revert to 90,675 square feet.*

*The applicant shall first obtain city approval before changing the band pavilion/snack bar (2,380 square feet) or classroom (652 square feet) located in St. Joseph's Hall to another use.*

Design Review 99-24  
Condition No. 7

Conditional Use Permit #93-27 provides, as part of the Planning and Zoning Commission's action on the design review of classroom building replacements, a determination be made that the authorized new construction not exceed the classroom size limitations established by the permit. The Commission finds that the new building will add approximately 9,100 square feet of educational facilities to the school. Subsequent to the issuance of the Conditional Use Permit in 1994, the school removed 2,772 square feet of building area space comprising a temporary classroom (2,272 square feet) and bookstore building (500 square feet). The school now proposes to remove Coleman Hall (3,296 square feet) and, the existing Band Room/Pavilion/Snackbar (~~2,380 square feet~~) following occupancy of the new classroom building. ~~The removal of these two existing facilities total an~~

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~~additional 5216 square feet and when combined with previous demolition, provide a total of 8448 square feet of credit for new construction. The new building size (9100 sq. ft.) exceeds that credit by approximately 652 square feet.~~

This increase in campus building square footage can be found consistent with the Conditional Use Permit **because of the City Council increasing the maximum building square footage to 93,707 square feet.** ~~only if the school removes an equal amount of existing classroom building area. The conditions of approval require that, following completion of the new building, the school remove a minimum of 652 square feet of existing educational facilities.~~

~~Alternatively, the Conditions of Approval provide this excess in authorized new building area can be reconciled by decreasing the proposed size of the new building by 652 square feet. This alternative would be accomplished without apparent modifications to the design appearance and siting of the proposed building. The conditions of approval provide that this alternative may be used individually or in conjunction with the removal of other campus building area. The reduction in the proposed building size of up to 652 square feet would continue to be consistent with the Design Review approval of this proposed building.~~