

# SCHOLARSHIP PREP CHARTER SCHOOL

PR-2024-001655  
(Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
September 12, 2024



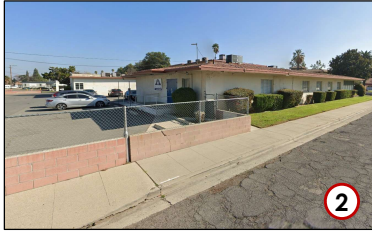
## LOCATION MAP



# EXISTING SITE PHOTOS



1



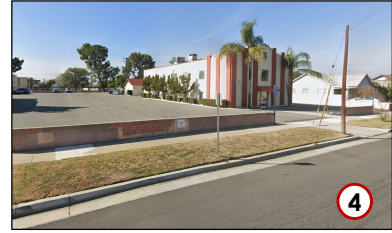
2



NORTH



3



4



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# ZONING MAP



NORTH



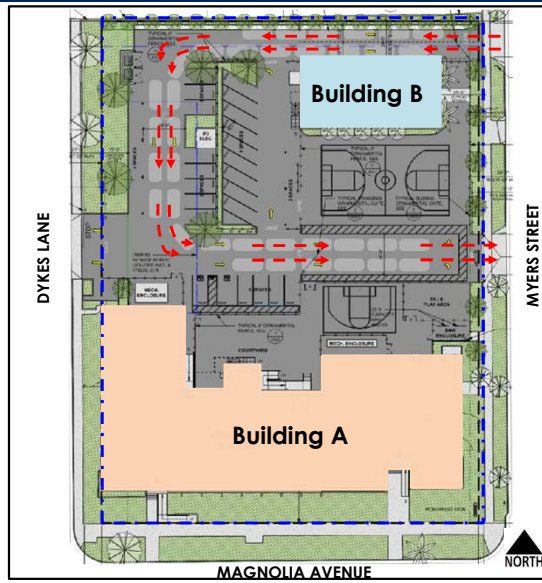
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# SPECIFIC PLAN MAP



# SITE PLAN



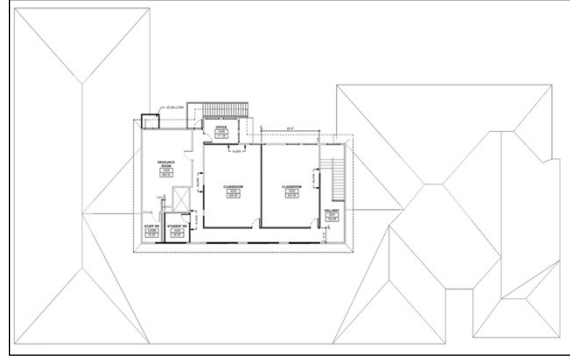
KEY	
	Property Boundary
	Drop-Off/ Pick-Up Route
	Building A
	Building B



# BUILDING A - FLOOR PLAN



First Floor



Second Floor

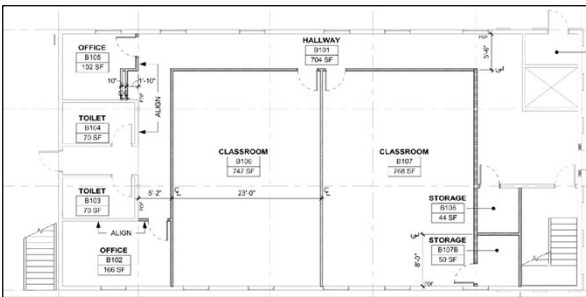


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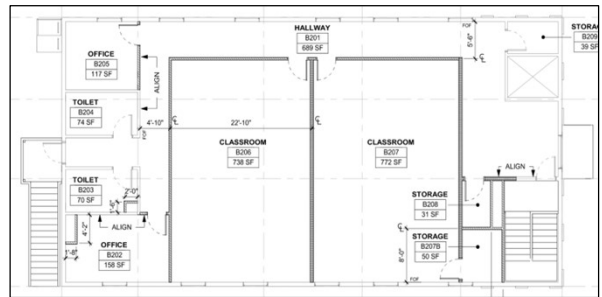


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# BUILDING B - FLOOR PLAN



First Floor



Second Floor

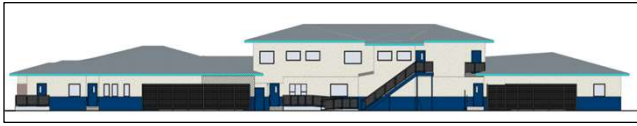


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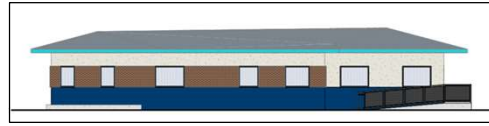


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# BUILDING A - ELEVATIONS



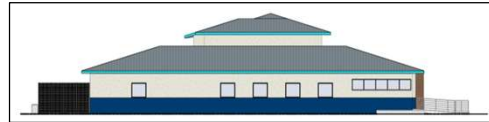
North Elevation – Internal to Site



East Elevation – Facing Myers Street



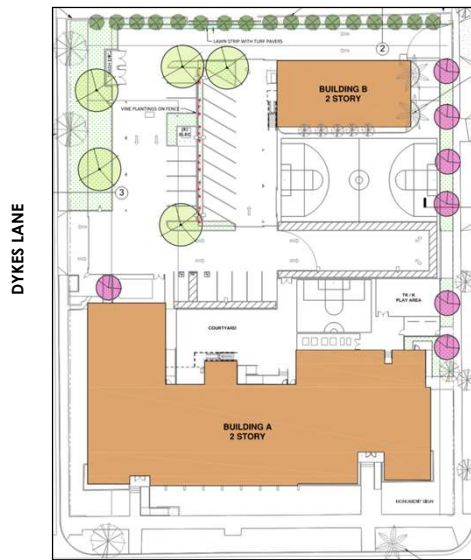
South Elevation – Facing Magnolia Avenue



West Elevation – Facing Myers Street



# CONCEPTUAL LANDSCAPE PLAN



SYM	BOTANICAL / COMMON NAME	WATER USE
<b>TREES</b>		
	LAKETONIA INDICA / OAK LEAF MIRROR (15 GAL)	LOW
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA (15 GAL)	MED
	PODOCARPUS NAGASAKIENSIS / JAPANESE YEW (15 GAL)	MED
<b>SHRUBS / VINES</b>		
	CALLISTEMON LITTLE / OHW / DWARF BOTTLEBUSH	LOW
	CAREX SPP / SEDGE	LOW
	DIETES REICHERTII / BOTTLE BRUSH	LOW
	FRAXINUS / OAK / STREAM / HEAVELY BAMBOO	LOW
	SAUCYAMA SPP /	LOW
	DIODICHTERUS /	LOW
	MANDOLINA /	LOW



## STRATEGIC PLAN ALIGNMENT



### Strategic Priority No. 3 – Economic Opportunity

**Goal 3.3** – Cultivate a business climate that welcomes innovation, entrepreneurship and investment.

### Cross-Cutting Threads



11

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## RECOMMENDATIONS

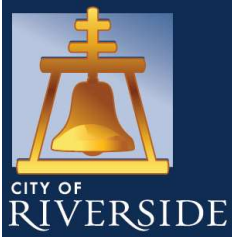
Staff recommends that the Planning Commission:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- 2. APPROVE** Planning Case PR-2024-001655 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



12

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(Conditional Use Permit and Design Review)  
**Community & Economic Development Department**

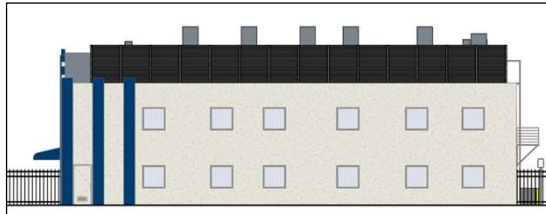
**Planning Commission**  
**Agenda Item: 3**  
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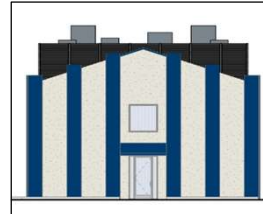
13

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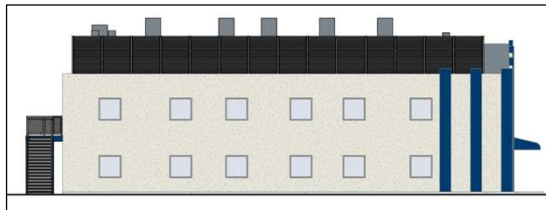
**BUILDING B - ELEVATIONS**  
(Reference Only)



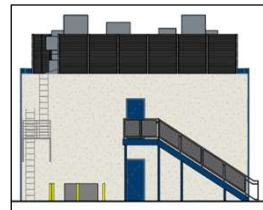
North Elevation – Internal to Site



East Elevation – Facing Myers Street



South Elevation – Internal to Site



West Elevation – Internal to Site



14

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# GENERAL PLAN MAP (Reference Only)



- Project Site
- Parcels
- General Plan Designations**
  - C - Commercial
  - MDR - Medium Density Residential
  - MHDR - Medium High Density Residential
  - MU-U - Mixed Use Urban
  - MU-V - Mixed Use Village
  - P - Public Park
  - PF - Public Facilities/Institutions

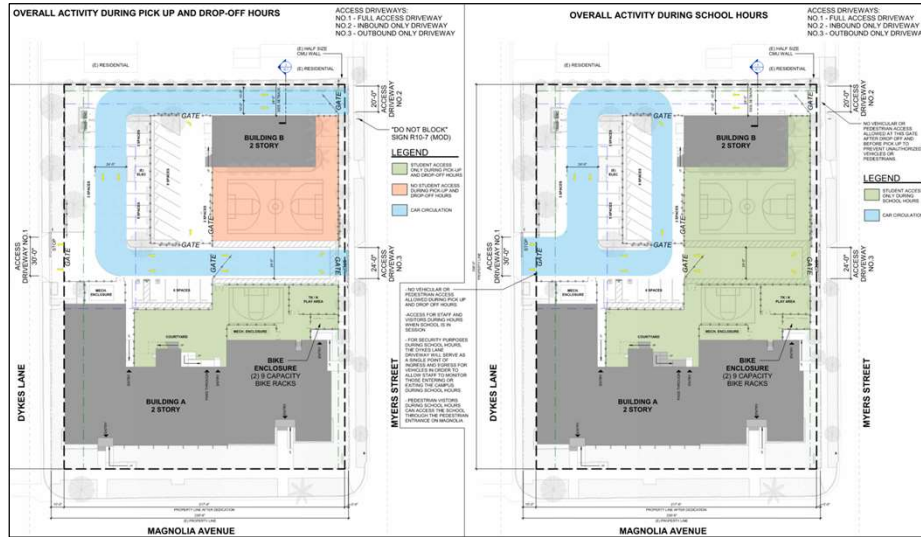
NORTH

15

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# VEHICLE CIRCULATION (REFERENCE ONLY)



NORTH

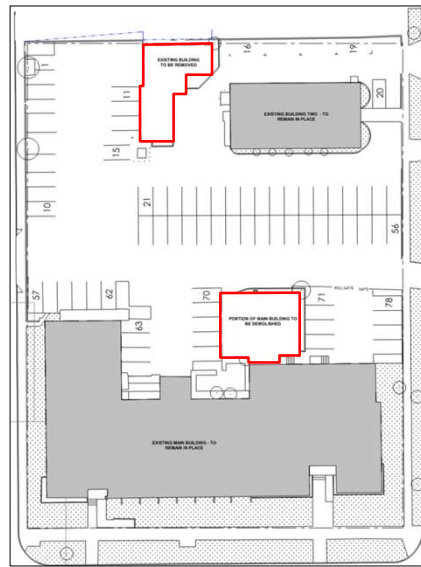
16


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# DEMOLITION PLAN (REFERENCE ONLY)



KEY	
	AREA TO BE DEMOLISHED



17

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