



## Design Review Subcommittee (DRSC)

Meeting Date: June 15, 2022

**PLANNER:** Nancy Mith, Contract Planner

**SUBJECT:** **Conditional Use Permit 21-290, 2021 Calle Frontera, Sound Attenuation Barriers,** a request to install new sound attenuation barriers at the playground to comply with Condition of Approval 4.15 of the approved Conditional Use Permit CUP 21-290.

### **BACKGROUND:**

The applicant submitted a Conditional Use Permit application on October 21, 2021, requesting to establish a Transitional Kindergarten (TK) to 3<sup>rd</sup> grade school at the property located at 2021 Calle Frontera in the Residential Medium-Low (RML) zoning district. The proposed use would occupy an existing vacant building previously occupied by an institutional use. Exhibit 1 below illustrates the existing façade conditions of the subject building.

### **Exhibit 1: Existing Façade Conditions**



The site is a developed 1.07-acre parcel that includes a 10,127 square-foot building and patio area. The subject parcel is surrounded to the north and west by residential properties located within the Marblehead Inland Specific Plan (MISP), a church to the south, and a daycare to the east. The previous tenant of the subject property was an adult day healthcare facility, Rehabilitation Institute of Southern California. The building to the

south of the subject parcel is occupied by an assembly use, St. Andrews by the Sea United Methodist Church (Church), and the building across the shared access driveway to the east of the subject parcel is occupied by Bright Horizons at San Clemente (Daycare), a daycare center that offers infant care and early education preparation for preschool and kindergarten-aged children.

On March 2, 2022, the Planning Commission reviewed Conditional Use Permit CUP 21-290 and approved the applicant’s request to establish a new TK through 3<sup>rd</sup> grade school, subject to the Conditions of Approval. The full staff report from the March 2, 2022, Planning Commission meeting can be found in Attachment 1. The approved project includes a playground located on the west side of the subject building neighboring a residential development. The Planning Commission was concerned about the potential noise impacts that the playground would have on the residential properties and requested that a condition is added to require the applicant to install a noise attenuation barrier that would mitigate the potential noise impacts created by the playground. As requested, Staff included Condition of Approval 4.15, which is stated as follows:

*“Prior to issuance of Certificate of Occupancy, the Academy shall install sound attenuation devices along the western property line adjacent to the existing patio with Design Review Subcommittee input prior to approval for the installation of such features.”*

*Project Description*

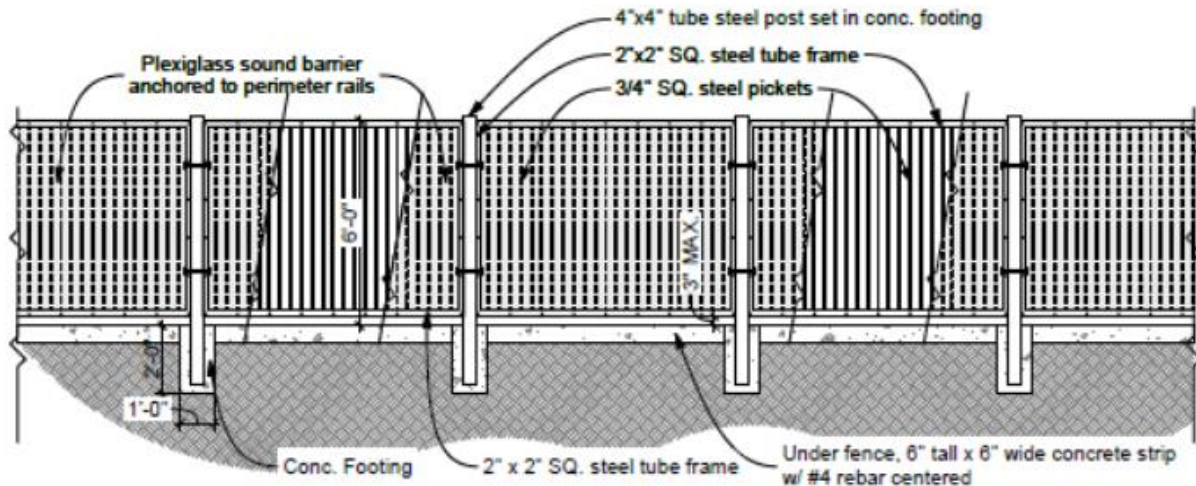
The applicant proposes to install a sound attenuation barrier on the existing wrought iron fence at the proposed playground to comply with Condition of Approval 4.15. A wrought iron fence is currently located on the western property line along the proposed playground. Existing landscaping abuts the wrought iron fence and provides a buffer between the subject property and the neighboring residential properties. Exhibit 2 illustrates the existing fence in context to the neighboring property.

**Exhibit 2: Existing Fence**



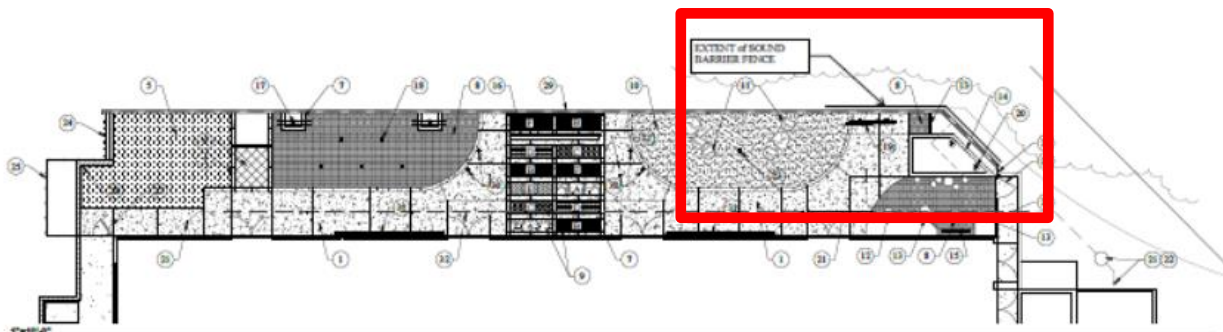
On May 9, 2022, Staff met with the applicant at the subject site to discuss sound barrier options that would provide the appropriate noise mitigation while still maintaining the existing views. Exhibit 3 is a rendering of the applicant’s proposed method of sound attenuation. As demonstrated, plexiglass will be anchored to the rails of the existing wrought iron fence to enclose the fence, creating a barrier that would reduce the impacts of noise from the playground. Additional renderings can be found in Attachment 2.

**Exhibit 3: Proposed Sound Attenuation Method**



The playground will not have standard play equipment such as swings, slides, and jungle gyms, and will only include areas for sensory activities such as gardening, sand box, and arts and crafts. These activities are low-impact and are not anticipated to create intense levels of noise. As such, the proposed plexiglass will only be installed onto the portion of the fence directly adjacent to the residential property, as shown in Exhibit 4.

**Exhibit 4: Extent of Sound Barrier**



*General Plan Policies*

UD-3.01. – *Land Use Decisions*. We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests.

UD-3.08. – *Transitional Areas*. We require development in transitional areas, where one type of land use transitions to another to protect residents' quality of life through such measures as landscaping, high-quality walls or fencing, or setbacks.

- Recommendation: Install a sound attenuation barrier along the westerly property line that would mitigate any noise impacts created by the playground neighboring the residential properties.

**RECOMMENDATIONS:**

Staff supports the proposed method of sound attenuation at the proposed playground. Staff seeks the DRSC's comments and welcomes any additional comments or recommendations.

***Attachments:***

1. March 2, 2022, Planning Commission Staff Report
2. Renderings