

**LAND USE COMMITTEE
OF THE CRESCENTA VALLEY TOWN COUNCIL**

**MEETING MINUTES
March 12, 2015**

La Crescenta Library Community Room, 2809 Foothill Blvd., La Crescenta, CA

CALL TO ORDER: 6:37 pm

OPENING BUSINESS

1. Roll Call: Present: N. Englund, F. Beyt, A. Ordubegian, C. Davis and P. Rabinov
Absent: I. Chessum, J. Bodnar, M. Claessens, K. Hales.
2. Approval of Agenda for March 12, 2015 - PR, AO (Passed Unanimously)
3. Approval of Land Use Committee Minutes February 12, 2015 – FB, NE (Passed Unanimously)
4. Public Comments – none

PUBLIC HEARING & ACTION ITEMS

5. Project Location: 2626 Foothill Blvd.
Project No. R2014-02946
Requested entitlements: CUP
Description: The applicant is requesting a CUP to establish a charter school for students in grades 7-12 in an existing commercial building in a C-2 zone.
 - Thomas Tam representing applicant, Options of Youth. Would occupy first floor. Need a CUP to change use from commercial to educational use.
 - Charles Pak, Principal – Have been in the community 10 years and offer free summer school for CV students. Focus is on college prep.
 - Q: What are the busiest hours and how many staff and students? A: Each teacher has 5 students. 7 teachers = 35-40 students. 40 kids per 1-1/2 hour session. Majority of students take public transportation and others are drop-off. They rarely drive.
 - Q: What is current use of this space? A: Vacant, but space is commercial.
 - Q: Who is the landlord? A: George Voskanian. They have a five year lease, contingent upon the CUP. Tenants on the second floor include funding, trucking, insurance, management office and the owner. They are currently located by Tofu Love.
 - Q: How many parking spaces are there? A: 20 parking spaces allocated to them + 15 spare. There are 7 proposed teachers, 1 administrator and a Principal which is 9-10 parking spaces needed.
 - Q: On page 33 of the packet, will a traffic study be required? A: Still being considered by the Dept. of Public Works
 - Q: How many schools are under their umbrella and what is the enrollment throughout the week? A: 90 charter schools under their umbrella. 170-200 enrollment throughout the week. Approximately half are from CV and half from Verdugo Hills.

Public Comment

- a) Kara Clifford – Neighbors are already affected by CVHS traffic. Concerns are parking, litter, graffiti and doing drugs in front of the house. This affects quality of living. Is there sufficient parking for staff and students? There is no access from Mary St. so people park on Raymond.
- b) Robert Besedicks – Questions estimated use of public transportation by students. Applicant clarified as 90% as they provide free bus pass. Students walk to Mary St. for pickup and there is an issue with trash. Wants students to stay on Foothill. Questions regarding “disadvantaged youth grades 7-12” stated on CUP Burden of Proof. Are they special needs or bullied, don’t perform well, expelled, gifted? Applicant stated most are college bound. Resident requested no parking 8am – 5pm on Mary St.
- c) Janice Besedicks – Doesn’t believe kids use public transportation. Porch overlooks a lady’s back yard and they get drug paraphernalia. Do they have security measures that can be implemented if there are complaints? Asked about driving through the parking lot and looking at balcony. It’s hard to drive through the parking lot and make turns.
Q: Is concern volume and quantity of the traffic or people? A: Both.
The school’s current location has a large setback from the street. This location is next to a gas station and the front of the building is right up against the street.
- d) Kay Glenn – The building is directly in her back yard. Where will kids be waiting? Applicant clarified students wait in the Foyer. The policy is that they wait inside the building. They can rotate staff to check on the students.
- e) Deirdre Creed – This is a traffic and quality of life issue. It is next to a gas station. There is constant traffic on Mary St. as cars are cutting through the neighborhood to avoid the signal at Rosemont. Entry/exit of parking lot is lethal. This is a five year lease.
- f) Robbyn Battles – Current space accommodates 170 students. What is square footage of current and proposed space? A: 4,000 increasing to 7,600.
Q: Will enrollment expand? Extracurricular areas will be expanded. They are in a partnership with CV and provide free summer school. Summer school at Options is only 10 days, not 10 weeks.
- g) Melissa Wilson – Walks her dog around the block every day. Are they in there already? Has seen a sign and ping pong table for months. Principal believes she is referring to a piece of paper in the window. She questioned the number and type of students. There are 170 students + 400 during summer school (for 2-4 weeks) = 570 students 5 years ago, the were questionable kids. Now it’s college prep for the UC schools
- Robert Besedicks stated there was a truck there today unloading. Applicant stated they can move in, but cannot operate without a CUP.
 - Clara Clifford asked if the LUC will take resident concerns into account and maybe allow permit parking only. N. Englund explained it takes a majority of homeowners and a petition process to get permit parking.

- Suggestion that if someone is monitoring, it might mitigate even the current problems. Applicant stated they signed a security contract for a Victorville facility today. Discussion about bringing up barriers between the neighbors' property and the building.
- Q: What are hours of operation? A: 8:00am to 5:00pm. Night classes were due to overflow and lack of teachers. Application states Saturdays. Applicant states Saturdays would be a field trip, which are very rare or SAT testing/classes.
- **Public Comment was officially closed**

- The following conditions were suggested by N.Englund and modified after discussion:
 - No waiting outside for students
 - Notices to students and parents to not use the side streets for parking, drop off or pickup.
 - A cap on the number of students
 - A cap on the number of staff
 - Require a security guard or staff to monitor students
 - No Saturday classes with the exception of 4 field trips per year
 - The tenants will hold community open houses quarterly by the school
 - A phone number and name to contact 24 hours a day will be posted
 - Provide a bus pass to students who are interested

Motion by N. Englund to approve the CUP with the above stated conditions. Approved 5-0.

- Additional request by a neighbor to lock up and secure the premises after hours because it is left open at night. Mr. Tam will speak with the landlord.
- Q: How long will this CUP process take? A: Six weeks notice and 3 months for a hearing date would mean a late May or June hearing date.

a) Motion to recommend approval of Conditional Use Permit No. RCUP201400102 pending the signage code concerns being addressed. FB, NE (Passed Unanimously)

6. Update from the Community Standards District Sub-Committee. They walked Foothill Blvd. today. See attached revised schedule with corrected dates.
 - Complaint regarding TVs and mattresses dumped on the street or in front of neighbor's homes. Reminder that current trash contractor, Burrtec, has free bulky item pickup. Request to the Chamber and Town Council to see about better publicizing the County of LA's App called "The Works"
7. Update on Business Signs and compliance efforts along Foothill Blvd. M. Claessens not present so C.Davis attempted to discuss the Proactive and Passive enforcement options. Town Council suggestion is that education of property owners and tenants important. 1. Courtesy notice; 2. County attends CVTC meeting; and 3. Pending CSD corrections, courtesy notice re standard code requirements.

INFORMATION ITEMS

8. None

FUTURE PUBLIC HEARING ITEMS

9. None

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

10. None

UPDATES/ANNOUNCEMENTS – If any

11. None

ADJOURNMENT: 8:07 pm