

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

**MEETING MINUTES
April 9, 2015**

Crescenta Sheriff Station, 4554 Briggs Avenue, La Crescenta, CA
(Moved from La Crescenta Library Community Room, 2809 Foothill Blvd., La Crescenta, CA)

CALL TO ORDER: 7:00 pm? (Delayed because of location change)

OPENING BUSINESS

1. Roll Call: Present: N. Englund, F. Beyt, A. Ordubegian, C. Davis, P. Rabinov, I. Chessum, J. Bodnar, M. Claessens, and K. Hales.
2. Approval of Agenda for April 9, 2015 - PR MC (Passed Unanimously)
3. Approval of Land Use Committee Minutes March 12, 2015 – PR AO (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.

Proponents started by outlining the concerns that they have heard and plan to address:

- Privacy screen in back of parking lot.
- 500 square feet lounge area to reduced wandering around parking lot.
- No smoking sign
- Drop off and pick up area
- Trash cans out front

Public Comment

Robert Besedick (Neighbor) – Expressed concern that students would throw garbage over the wall. Installing a screen to provide privacy and protect property could help. Would like a screen that was architecturally pleasant.

Jim Glynn (Proponent) – Commented that students would not permitted to loiter in parking area and that about 90% of students do not drive. There would be around 35 to 40 students every two hours. No students seated outside waiting for pick up. School would be the entire first floor of building.

George Voskanian (owner of building). Did not understand all of neighbor's concerns. Regarding the drop off on Foothill Boulevard does not understand residents concern because Mary Street is located so far away. He commented that any new screen would require county

approval. He did state that he was willing to make changes that are required as part of the CUP. He mentioned that the building design was originally for three stories so that the building has more parking than required. He could put motion light for evening to reduce impact to the neighbors at night.

Melissa Wilson (Neighbor) - Concerned about traffic on Mary Street. Concerned that more people will drive on Mary Street as parents circle the school. Nervous neighbors about the students. Concerned about the foul language. Concerned about blaring light all night long.

Daniel Longoria (Proponent) – Commented that some students ruined their chances at other schools while other students are there to get ahead and expand their opportunities. The school helps students to transition to a four year college or community college. The school wants a larger location so that it can help more students and the community. The school will work with the landlord to mitigate impacts to the neighbors. The school wants to be a good neighbor to the community. The normal hours of operation are 8:00 am to 5:00 PM. There was a summer orientation for two months.

Land Use Committee Discussion

Land Use Committee discussed how the Conditional Use Permit could be used to not only mitigate any future impacts but also improve the current situation. The landlord could lease the property to another tenant that may not be so cooperative to work with the neighbors.

Quarterly open houses.

Conditional Use Permit – if they violate the permit the permit can be revoked.

Another hearing in front of County Planning after one year.

Conditions the Committee Discussed:

1. No students waiting outside for students
2. Notices to students and parents to not use the side streets for parking, drop off or pickup.
3. A cap on the number of students.
4. A cap on the number of staff
5. Require a security guard or staff to monitor students.
6. No Saturday classes with the exception of four field trips per year.
7. The tenants will hold community open houses quarterly by the school.
8. A phone number and name to contact 24 hours a day will be posted
9. Provide a bus pass to students who are interested.
10. Add privacy screening to the middle parking area at the rear.
11. Designate 500 – 600 square foot of the leased space as a lounge area for the kids to wait between classes.
12. Install no loitering and no smoking signs on the rear staircase that leads to the lower side area.

13. Create a drop off and pick up area.
14. Add additional trash cans out front.
15. Cap enrollment of students.
16. (As a condition of enrollment) Prohibition to students driving to school.
17. Lighting should be on a motion sensor after hours.
18. Add a buzz/alarm if the back door is opened
19. Look at reopener in one year. Start with lower number of students that would expand once school showed that it could mitigate impacts to neighbors.

The Land Use Committee asked that the proponents come back with a written plan that could address the neighbor concerns. Land Use asked application what the occupancy load is for their leased space in order to determine the minimum number of students for the first year.

Public Comment was officially closed

6. Discussion regarding banner placement along Foothill Blvd. and other main corridors.
 - Discussed the placement of boundaries on county property, on light poles, and across the street. Placing banners on light poles and across the street could be expenses for both the banners and also the labor to place the banners.
 - The committee raised the question on whether non-profits could be treated differently than for profit companies in the placement of the banners.
 - Committee members have observed that many banners have come down on Foothill Boulevard with the exception of a few businesses.
7. Update from the Community Standards District Sub-Committee. Sub-Committee members walked Foothill Boulevard. Ines took pictures. Part of reviewing the CSD is to try to understand the logic for the variety of setbacks along Foothill Boulevard. The Sub-Committee wants to look at other districts to learn from their experiences. The goal is to make the boulevard pedestrian friendly and not scare away businesses. Former authors of the CSD are wanting to tell their intent of the CSD but it's too early to have a conversation without having a good foundation to begin those discussions.

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. Neighbors from around the Park Avenue subdivision are still concerned about the drainage from the proposed subdivision and the condominium complex on Foothill Boulevard. There is a meeting on April 20th to discuss the drainage impacts from the Park Avenue subdivision that could impact one property owner.

ADJOURNMENT: 8:13 pm