

Crescenta Valley Town Council

May 26, 2015

Steve Mar
County of Los Angeles Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, CA 90012
smar@planning.lacounty.gov

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Re: Project Number: R2014-02946; 2626 Foothill Blvd. Conditional Use Permit

Dear Mr. Mar,

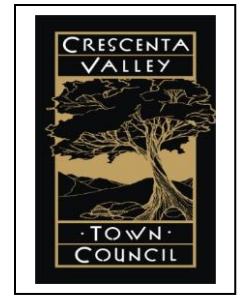
The Crescenta Valley Town Council (“CVTC”) unanimously voted at its May 21, 2015 meeting to accept the Land Use Committee’s recommendation to not support the above referenced Conditional Use Permit.

The CVTC and its Land Use Committee (“LUC”) believe the proposed charter school is not a use consistent with the surrounding location given the operator’s unwillingness or inability to work with the neighbors to address concerns. Additionally, the existing building has design challenges the school and property owner were unwilling to address in order to satisfy neighbors located to the south. The LUC tried to work with the applicant over the course of three LUC meetings to no success. There were inconsistencies with reported number of students at the school (planning report states 30 per session but the applicant stated 40 at one point) and the number of Saturday classes throughout the year (planning report states 4 and the applicant reported 4 initially and then changed to 11). The LUC directed the applicant to prepare a written plan to address the neighborhood concerns. The applicant came back with no additional detail and nothing to address the concerns raised by neighbors. The LUC was left feeling the applicant was either unwilling to make concessions or unable to understand the issues despite repeatedly being given direction. The school is requesting a significant expansion in numbers over their current enrollment – they would like to expand from 160 students to 250. The LUC Chair reached out to the school numerous times before the May 14 meeting requesting to preview the school’s plan to address neighborhood issues. The school repeatedly promised to send the report and never did.

The LUC initially recommended considering conditions to be included in the CUP and integrated into the school’s operating plan. Unfortunately, the applicant was unable to provide a plan that addressed the conditions. The LUC’s proposed conditions are listed below:

- Add privacy screening to the middle parking area at the rear
- No smoking sign
- Create a drop off and pick up area

“The Community that Cares”



- Add additional trash cans out front
- No students waiting outside for parents
- Notices to students and parents to not use the side streets for parking, drop off or pickup
- A cap on the number of enrolled students
- A cap on the number of staff
- Require a security guard or staff to monitor students
- No Saturday classes with the exception of four field trips per year
- The tenants will hold quarterly community open houses hosted 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
- Designate a 500–600 square foot area of the leased space as a lounge area for the kids to wait between classes and reduce wandering around the parking lot
- Install no loitering and no smoking signs on the rear staircase that leads to the lower side area
- Prohibition to students driving to school
- Lighting should be on a motion sensor after hours
- 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.

PUBLIC COMMENTS

LUC received extensive testimony from the neighbors to the south of the property. The existing building is at a higher elevation than the houses to the south. There are breaks in the building that provide spaces for tenants to congregate and balconies that look over into the neighbors' yards while smoking and taking breaks. Residents were concerned about students loitering after their classes, parking, and the large number of people coming and going from the site.

CRESCENTA VALLEY TOWN COUNCIL RECOMMENDATION

Subsequent to the LUC voting 5-0 at its May 14, 2015 meeting to not support the CUP application, the applicant did not appear at the CVTC meeting on May 21, 2015, while four neighbors appeared to speak in opposition to the CUP. The Crescenta Valley Town Council voted unanimously to accept the LUC's recommendation to not support the CUP application.

Respectfully,

A handwritten signature in black ink, appearing to read "Robbyn Battles", written in a cursive style.

Robbyn Battles
President

cc: Daniel S. Longoria, Assistant Principal, Options For Youth
Lawrence Felton, Project Manager, Lupine Construction & Development