

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

**MEETING MINUTES
August 13, 2015**

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

CALL TO ORDER: 6:34 pm

OPENING BUSINESS

1. Roll Call: Present: C. Davis, P. Rabinov, M. Claessens, I. Chessum, A. Ordubegian, and N. Englund.
2. Approval of Agenda for August 13, 2015 - PR AO (Passed Unanimously)
3. Approval of Land Use Committee Minutes July 9, 2015 – PR AO (Passed Unanimously)
4. Public Comments – Brandon Lee, community member, requested a consideration for a “Community Services District” for La Crescenta Community. This is CVTC business not LUC.

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.

Attendees:

DRP- Steve Mar

Options for Youth- Marcella Frymark, Principal; Daniel Longoria, Assistant Principal; Andrea Lopez, Project Coordinator; Vanessa Lopez, Assistant Principal.

Neighbors

Options for Youth

MF made a presentation, understands community concerns and O for Y is willing to work with the community. Did a site visit on July 31, and knocked on neighbors doors this afternoon.

Talked to only one person. No general broadcast, announcing meeting was made to the neighborhood.

AL presented a drawing indicating an extension of 3’-6” solid fencing on top of the existing 4’0” block wall on the back property line.

- Expressed willingness to:
- Extend the enclosure at the stairway and a locked gate.
- A security Guard on premises during business hours to monitor student activity.
- A designated drop-off area on Foothill Blvd. (Most students are either driven or take public transport).
- Security surveillance system inside school, the owner currently has exterior surveillance system on the premises.

- Students are not disruptive, there will be a lounge inside the building where they can wait to be picked up.
- CUP is for 300 students max.
- There are 30 students max. per session, 4 sessions thru out the day .
9:00-10:30am
10:30-12:00 noon
1:00 to 2:30 pm
2:30 -4:00pm
- Any given student attends the school only two days per week.
- Fridays are not instruction days.
- 7 staff members plus a security guard.
- Field trips (8:00 – 12:00) on 4 Saturdays per year, otherwise school is closed on Saturdays and Sundays.
- Enrollment will be 106 students at any given time
- 115 current enrolment.
- Summer school as well as an increase in student capacity would require a Modification thru the Dept. or Regional Planning. Any Modification to a CUP would be turned down by DRP should more than 1 objection be filed, within a 15 day period.

Neighbors

- Students loitering before being picked up
- Smoking. Both neighbors and Options for Youth have talked to the Valero Gas station on the corner, given that they sell tobacco and alcohol. There are surveillance cameras on the premises.
- No notices were sent to neighbors about tonight's meeting.
- Concerns for evacuation plan in case of an emergency, ie: earthquake.
- Include a security guard as staff member.

M Claessens Concern about no mitigation has been addressed given the increased # of student load on to Foothill Blvd., which is already taking heavy traffic from Rosemont Middle School and Monte Vista Elementary.

B. Lee Issues with the speed limit at school zones being 25 mph when Foothill Blvd. is 40 mph

A. Lopez Possibility of a crossing path at mid-block.

S. Mar - The CUP will go to Public Hearing on Aug 28.

P Rabinov – Motion: To Approve the CUP as originally drafted.

Second N. Englund

Ney: AO – too many changes between the original CUP and current issues.

PR – same comment as AO

NE

Abstain: IC – not enough clear information

MC

CD

Motion failed

N. Englund - Motion: to Deny the CUP Application as it stands given that:

- Incomplete presentation after repeated meetings and suggestions on the necessity of a comprehensive presentation.
- Not sufficient effort towards reaching the neighbors and keep them informed

Second MC

Yes: AO see above, PR see above, IC see above, NE – Dialog is important, and there has not been evidence of “Good Neighbor” efforts even at this stage, CD – great concern of increase in traffic, building is inadequate for a school, MC concurs with Cheryl.

Motion passed unanimously.

5. Update on the Community Standards District – LUC Committee member I Chessum provided a spread sheet with current CSD on one column and Proposed Changes on another column. This document takes and clarifies the issues that were outlined in the previous meeting. The spread sheet was complemented with attachments that have graphic representations of the requirements in order to add clarity. A spreadsheet with FAR for R-1 in adjacent communities compared to FAR in La Crescenta was presented.

The next meeting for this sub-committee is on Sep 3, and a final document will be prepared for review.

6. Discussion and adoption of LUC guiding principles

N. Englund will review the document based on general comments made, and re-issue.

- There is no need for any session of the LUC to be closed.
- Strike the following statement: (Voting) “Any member of the LUC who is also a sitting member of the CVTC may abstain from any vote of the LUC.

7. Discussion and adoption of LUC description

C Davis will review the document based on general comments made, and re-issue.

- Committee will be formed by 9 members instead of 7 members and 2 alternates.
- The members will serve a min. of 2 years.
- A staggering system for the first round will be proposed.

INFORMATION ITEMS

6. None

FUTURE PUBLIC HEARING ITEMS

7. None

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

8. None

UPDATES/ANNOUNCEMENTS –

9. Canyonside Variance was continued. Options for Youth CUP was continued.

ADJOURNMENT: 9:15 pm