


MEMORANDUM

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MARYMOUNT COLLEGE – ZON2011-00083 (SITE PLAN REVIEW – ROOF MOUNTED MECHANICAL EQUIPMENT)

DATE: SEPTEMBER 13, 2011

STAFF COORDINATOR: Ara Mihanian, AICP, Deputy Community Development Director 

RECOMMENDATION

Receive and file this Staff Report.

DISCUSSION

On May 24, 2011, the Planning Commission conducted a public hearing to consider Planning Case No. ZON2011-00083 (Site Plan Review) a request by Marymount College to allow the replacement of an existing exhaust ventilation system with an updated roof mounted exhaust ventilation system and the installation of new roof mounted air conditioning units for the existing chemistry and biology labs in Cecilia Hall. After considering testimony from Staff, the College and members of the public, certain Commissioners suggested that the project architect consider modifications to the proposed design in order to enhance the aesthetic appearance of the proposed roof mounted equipment when viewed from adjacent properties. Specifically, it was suggested that the following be considered:

- Removing the proposed AC units from the roof and locating the condenser units to the east side of the building, adjacent to the existing basketball courts.
- Reinforcing the shear wall to support the proposed duct work for the AC units.
- Painting the exhaust stacks a color similar to the building.
- Rejecting Staff's recommendation to encase the exhaust stacks because the outcome would be more intrusive to the adjacent neighborhood

The Commission continued the public hearing to its June 14th meeting to allow the College time to consider whether to grant the City a one-time 90 day extension and to consider the Commission suggested design modifications to the proposal. Pursuant to the Permit Streamlining Act, a decision by the Planning Commission on the proposed

application was required to occur by June 20, 2011. On June 2, 2011, the applicant granted the City a 90-day time extension marking September 17, 2011 as the new action deadline date.

On June 14, 2011, at the request of the College, the Planning Commission continued the public hearing to its August 9, 2011 meeting to allow additional time for the College to review its request in relation to the Commission's suggested design modifications. Then on August 9, 2011, at the request of the College, the Planning Commission once again continued the public hearing, now to its September 13, 2011 meeting, to allow more time for the College to explore design modifications.

Due to the time constraints established by the State's Permit Streamlining Act which requires action be taken on the proposed application by September 17, 2011 and the College's need of additional time to explore its options in relation to the Commission's suggested design modification, on August 26, 2011, the College withdrew its request for Planning Case No. ZON2011-000083 (Site Plan Review) as noted in the attached email from Mr. Jim Reeves (see attachment). As indicated in the withdrawal letter, the College intends to pursue a new application at a later date once it has had a chance to explore the Commission suggested design modifications.

ADDITIONAL INFORMATION

Website and List-Serve Updates

In order to ensure that the public is aware of this September 13th agenda item and the College's withdrawal of this requested planning application, Staff has sent a message to the Marymount College list-serve subscribers and has updated the website accordingly.

ATTACHMENTS:

- August 26, 2011 Withdrawal Email from Mr. Reeves

From: Jim Reeves [mailto:JReeves@marymountpv.edu]
Sent: Friday, August 26, 2011 9:47 AM
To: Ara M; Michael Brophy
Cc: 'Joel Rojas'; 'Davis, Donald M.'
Subject: Request to Withdraw Application...

Hello Ara,

Please accept this notice as the College's official request to withdraw the application for requested improvements in the College's science labs. I will work with my colleagues on campus and our project architects to refine our plan and prepare for resubmission. I trust that you and the appropriate City staff will be available to us to vette this plan as we move forward.

Further, I will confer with Dr. Brophy and Mr. Davis, the College's counsel in this matter, in an effort to address any real and perceived questions related the College's CUP that have hampered a reasoned consideration of this request by City Staff and the Planning Commission.

I will be in touch soon to discuss next steps as we prepare to resubmit our request.

Jim Reeves
Vice President
Marymount College