


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: AUGUST 9, 2011

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

RECOMMENDATION

Continue the public hearing to September 13, 2011.

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, 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 some Commission suggested 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 modifications. This additional time would also allow the City Staff to seek the Council's interpretation on the applicability of the June 2010 Conditions of Approval for Conditional Use Permit No. 9 Revision "E" et. al.

As a reminder, at the May 24th meeting, 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

At this time, the College is requesting additional time to address the Commission's suggestions (see attachment). As such, Staff is recommending that the Planning Commission continue the public hearing on this item to its September 13, 2011 meeting.

ADDITIONAL INFORMATION

City Council Interpretation Review

On August 2, 2011, at Staff's request, pursuant to Section 17.78.050 of the RPVMC, Staff obtained the City Council's interpretation of the 2010 Council-adopted Conditions of Approval for the College's Facilities Expansion Project. Specifically, the Council's interpretation review was for the sole purpose of clarifying what conditions apply "now," as an operational activity, versus "later," as a construction related activity. At its August 2nd meeting, the Council unanimously agreed that out of the 180 conditions, there are 18 operational related conditions that apply "now," 136 construction related conditions that will apply "later," and 26 conditions that apply both "now" and "later."

As a result of this interpretation, Staff has determined that the College is not in compliance with 3 of the Conditions of Approval. Therefore, the College will be notified that it will need to comply with these conditions within 30 days from the August 2, 2011 Council meeting. If compliance is not obtained by that time, pursuant to the City's Development Code, the processing of this application may not proceed. Staff will update the Planning Commission on this issue in the September 13th Staff Report.

Website and List-Serve Updates

In order to ensure that the public is aware of this August 9th agenda item, Staff will send out a message to Marymount College list-serve subscribers announcing the continuance request to the September 13th meeting and the availability of the August 9th Planning Commission Staff Report.

ATTACHMENTS:

- Continuance Request

From: Jim Reeves [mailto:JReeves@marymountpv.edu]
Sent: Tuesday, August 02, 2011 9:19 AM
To: Ara M
Cc: Etienne Runge; Todd Basmajian; Michael Brophy
Subject: RE: Marymount College - Roof Mounted Equipment

Thanks, Ara. Please accept this email as a formal request for an extension to the September 13, meeting of the Planning Commission to consider the College's proposal to upgrade fume hoods in the College's science lab.

Please contact me with any questions or concerns. Thank you.

Jim Reeves
Marymount College