


MEMORANDUM


COMMUNITY DEVELOPMENT DEPARTMENT

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DIRECTOR 

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

DATE: JUNE 14, 2011

STAFF COORDINATOR: Ara Mhrianian, AICP, Deputy Director 

RECOMMENDATION

Continue the public hearing to August 9, 2011.

BACKGROUND

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. The continuance was intended 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.

PROJECT DESCRIPTION

The proposed project involves the installation of roof mounted mechanical equipment onto the existing Cecilia Hall Classroom Building (academic building) serving the biology and chemistry labs. Specifically, the improvements include the installation of two new roof mounted air conditioning units enclosed by an uncovered screening wall at a height of 5'-6" above the existing roof. The roof mounted mechanical equipment screening wall dimensions are proposed at 57'-0" in length by 20'-6" in width and will be finished in a color that resembles the composite roof material. Additionally, the proposal involves the replacement of existing exhaust vents serving the existing chemistry and

biology labs with the installation of two roof mounted exhaust vents at a height of 11'-0" above the existing roof.

DISCUSSION

Time Extension

Pursuant to the Permit Streamlining Act, a decision by the Planning Commission on the proposed application is required to occur by June 20, 2011 which is 60-days after the submitted application was deemed complete for processing by Staff (April 22, 2011). The action deadline on the requested application may be extended if the applicant grants the City a one time 90-day extension. On June 2, 2011, the applicant granted the City the subject time extension. As such, the new action deadline is now September 17, 2011.

Compliance with Current Conditions of Approval

At the May 24th Commission meeting, a question was raised as to whether the City should be processing the College's request for roof mounted mechanical equipment when it is known that the College is not in compliance with some of the Conditions of Approval adopted by the City Council at its June 1, 2010 meeting. As reported to the Commission at the May 24th meeting, while Staff acknowledges that certain actions and programs required by the Conditions of Approval adopted by the City Council on June 1, 2010 have not been completed, Staff believes that it is unclear whether certain conditions apply to the current operations of the College or to the College operation after the expanded College facilities are completed. Given this ambiguity, after consulting with the City Attorney, Staff concluded that a "code violation" does not exist and the roof mounted equipment application can be acted upon by the City.

Notwithstanding Staff's position, some Commissioners questioned the compliance status of the College with the Conditions of Approval adopted by the City Council on June 1, 2010. In response, Staff noted that it plans to seek clarification on this very issue from the City Council at its July 19, 2011 meeting. Specifically, Staff will be seeking an interpretation from the City Council as to the issue of what conditions apply now versus after the College is renovated. Based on the forthcoming Council interpretation, Staff anticipates that the "compliance" issue will be addressed. Therefore, if there is a consensus of the Commission to not act on the proposed roof mounted equipment application until the Council addresses the June 1, 2010 Conditions of Approval, the Commission has the opportunity to continue the public hearing to a meeting after July 19th. The interpretation decision from the City Council obtained on July 19th will be reported to the Commission when it considers this item at its August 9th meeting as recommended by Staff.

Suggested Design Modifications

During 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

Based on the above, Staff and the project architect subsequently discussed the possibility of modifying the design of the roof mounted equipment. According to the project architect, a decision to explore the suggested design modifications needs to be authorized by the College. Therefore, in order to be able to work with the project architect to address the Commission's suggested design modifications, Staff is recommending that the public hearing be continued to the August 9, 2011 meeting.

ADDITIONAL INFORMATION

Website and List-Serve Updates

The day after the May 24th Commission Meeting, Staff updated the Marymount homepage on the City's website announcing that the public hearing was continued to the June 14, 2011 Planning Commission. In order to ensure that the public is aware of this June 14th agenda item, Staff will send out a message to Marymount College list-serve subscribers announcing the availability of the June 14th Planning Commission Staff Report and any other related matters or documents.

ATTACHMENTS:

- Time Extension Letter

From: Jim Reeves [mailto:JReeves@marymountpv.edu]
Sent: Thursday, June 02, 2011 5:21 PM
To: Joel Rojas; 'Ara Mihranian'
Cc: 'Etienne Runge'; 'Todd W. Balicki'
Subject: RE: Marymount - June 14th Planning Commission Meeting

Thanks, Joel. The College agrees to grant the extension. Please advise at your earliest convenience what we should have prepared for the June 14 meeting. Thank you.
Jim