



AGENDA ITEM 12

- ☐ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☒ Discussion

WALNUT CITY COUNCIL

AGENDA DATE: AUGUST 13, 2014

TO: Mayor Tragarz and Council Members

VIA: Rob Wishner, City Manager *RW*

FROM: Tom Weiner, Community Development Director *Tw*

SUBJECT: Parking Structure Construction at Mount San Antonio College

RECOMMENDATION:

Direct staff as deemed appropriate.

BACKGROUND:

As a result of Mount San Antonio College's (Mt. SAC) growth, parking has become increasingly limited. In November 2008, San Gabriel Valley voters approved Measure RR, a \$350 million bond issue to fund facilities at Mt. SAC. These improvements include a 2,200 space parking structure intended primarily to mitigate severe parking impacts to surrounding residential and commercial properties.

After years of analysis as to the size and location, the project is in its final stages of planning and design by the school and an Environmental Impact Report (EIR) was completed and certified by the Mt. SAC Board of Trustees. The City has been advised that construction is expected to begin sometime in 2015 as State building approvals are obtained.

DISCUSSION:

As stated previously, construction of education related structures at Mt. SAC and all other community colleges throughout the State are regulated by the California Department of General Services, Division of the State Architect (DSA). Cities and Counties have minimum oversight authority for non-education related uses and structures established within community college property. As examples, the City has processed entitlement approvals for telecommunication facilities and the establishment of a farmers market on campus. The Los Angeles County Fire Department handles plan checking for the water and access related to construction projects at State-run facilities and has done so for the Mt. SAC parking structure project. Construction plan checking, building inspection functions as well as fire and life safety analysis, for the parking structure is DSA's alone. Once completed, any fire

AUG 13, 2014

inspections related to water availability and fire codes are done by the Schools Unit of the Los Angeles County Fire Department.

CEQA/Environmental Clearance

Based on provisions of the California Environmental Quality Act (CEQA), Mt. SAC was required by the State to conduct traffic and environmental studies at its expense. Any public-right-of-way improvements around the site (sidewalks, curb cuts, street improvements, etc.) are to be reviewed and approved by the City Engineer, but that is the limit to the City's involvement.

Mt. SAC is the Lead Agency and has approved the subject Environmental Impact Report (EIR) (Dec. 13, 2013) and filed their Notice of Determination with the various State and County agencies. DSA provides design and construction oversight for K-12 schools, community colleges, and various other State-owned and leased facilities, however the DSA does not have approval authority for said EIR. In fact, the DSA website provides language specifically noting that other state agencies provide services related to site acquisition, environmental reviews, funding and other issues. Review and certification of the EIR for the parking structure project falls solely under Mt. SAC's jurisdiction.

Over the past several months, discussions have been held between City staff and Mt. SAC representatives. This includes a joint meeting held on June 17, 2014 attended by City staff and two (2) councilmembers, Mt. SAC representatives, and designated Timberline residents. A sign-in sheet from this meeting is included with this report (Attachment 1). In addition, a discussion item related to the Mt. SAC parking structure was presented to the City Council on May 28, 2014 (Attachment 2) at which time testimony was taken from several residents from the Timberline neighborhood.

At the July 23, 2014 City Council meeting, the Council requested staff to present options for determining to the city's position on the parking structure issue. The City Council can direct staff to do any of the following:

1. Direct staff to prepare a Resolution outlining the City Council's position on the matter.
2. Generate a letter to local representatives in the State of California Legislature (Assembly and State Senate) and the State of California Community Colleges Chancellor's office indicating the City Council's formal position on the matter.
3. Generate a letter to the Mount San Antonio College Board of Trustees indicating the City Council's position on the matter and desire to collaborate and discuss options.
4. Direct the City Council sub-committee to continue dialogue with members of the Mt. SAC subcommittee and designated Timberline residents to collaborate and discuss options.

Attachments:

1. Sign-in Sheet June 17, 2014 Meeting
2. May 28, 2014 City Council Staff Report

ATTACHMENT 1

Sign-in Sheet June 17, 2014 Meeting

Tuesday, June 17, 2014 (Walnut City Hall)

[illegible]

6/17/2014

DAVID CHEN - Timberline

HASSAN SASSI - Timberline

Robert Pacheco city council

Gary Nellesen MT SAC

DAVID HALL MT SAC
Board of Trustees

Mike Gregory K MT SAC

Bill Scroggins bscroggin@mtsac.edu

Nancy Traggatz Mayor Pro Tem

Phil Wiskul City Manager

TOM WEINER city of Walnut

DAVID GILBERTSON city of WALNUT

MIKE RONTGORN Y city of Walnut

ATTACHMENT 2

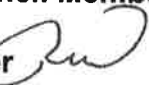
May 29, 2014 City Council Staff Report

**AGENDA ITEM 3**

- ☐ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☒ Discussion

WALNUT CITY COUNCIL**AGENDA DATE: MAY 28, 2014**

TO: Mayor Cartagena and Council Members

VIA: Rob Wishner, City Manager 

FROM: Michael B. Montgomery, City Attorney

SUBJECT: Parking Structure Construction at Mount San Antonio College

RECOMMENDATION:

Receive and file.

BACKGROUND:

Mount San Antonio College (Mt. SAC) is unique. In its nearly 70-year history, it has reportedly grown into one of the largest single campus community colleges in the United States. As a result, its parking has overflowed into the community for years. In November 2008, San Gabriel Valley voters approved Measure RR, a \$350 million bond issue to fund facilities at Mt. SAC. These improvements include a 2,200 space parking structure intended primarily to mitigate severe parking impacts to surrounding residential and commercial properties.

After years of analysis as to the size and location, the project is in its final stages of planning and design by the school and an Environmental Impact Report (EIR) was completed. The City has been advised that construction is expected to begin sometime in 2015 as State approvals are obtained.

DISCUSSION:

Construction of education related structures at Mt. SAC and all other community colleges throughout the State are regulated by the California Department of General Services, Division of the State Architect. Cities have minimum oversight authority for non-education related uses and structures established within community college property. As examples, the City has processed entitlement approvals for telecommunication facilities and the establishment of a farmers market on campus.

Specifically, California Government Code 53094 provides that, "The governing board of a school district may render a city zoning ordinance inapplicable to a proposed use for

classroom facilities. The definition of "classroom facilities" is very broad, and includes auditoriums and athletic stadiums, but does not include "warehouses, administrative buildings, automotive storage, and repair buildings."

The proposed parking structure does not fall within the category of "non-classroom facilities." The structure is intended to be used as an off-street daily parking facility for student vehicles, not a building that would store vehicles. The Walnut Municipal Code defines off-street parking as "any permanently maintained space.....arranged as to permit the parking of a passenger vehicle readily accessible under its own power," but not "storage or repair."

Mt. SAC was required by the State to conduct traffic and environmental studies at its expense, under the California Environmental Quality Act (CEQA). Any public-right-of-way improvements around the site (sidewalks, curb cuts, street improvements, etc.) are to be reviewed and approved by the City Engineer, but that is the limit to the City's involvement. All public comments and inquiries should be directed to Mt. SAC, not the City.

Attachments:

1. California Government Code Sections 53094, 53097
2. City Attorney Memo