

July 6, 2026
Planning Commission Meeting
Public Comment

Item 4.2

Public Hearing to consider a proposal to operate a new charter elementary school with a maximum enrollment of 864 students within two existing buildings and construct two new play areas within an existing parking lot on a property located at 1937 and 2011 W. Chapman Ave. and finding of CEQA exemption (PA25-0156: Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156)

Planning Commission on 2026-07-06 5:30 PM - 5:30 PM Regular Session

Meeting Time: 07-06-26 17:30

eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2026-07-06 5:30 PM - 5:30 PM Regular Session	07-06-26 17:30	11	2	1	1	0

Planning Commission on 2026-07-06 5:30 PM - 5:30 PM Regular Session

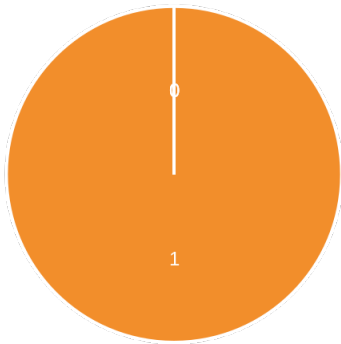
07-06-26 17:30

Agenda Name	Comments	Support	Oppose	Neutral
2. PUBLIC COMMENTS	1	0	1	0
4.2. A Public Hearing to consider a proposal to operate a new charter elementary school with a maximum enrollment of 864 students within two existing buildings and construct two new play areas within an existing parking lot on a property located at 1937 and 2011 W. Chapman Ave. and finding of CEQA exemption (PA25-0156: Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156).	1	1	0	0

Agenda Item: eComments for 2. PUBLIC COMMENTS

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
No Response (0%)



Guest User

Location:

Submitted At: 1:57pm 07-03-26

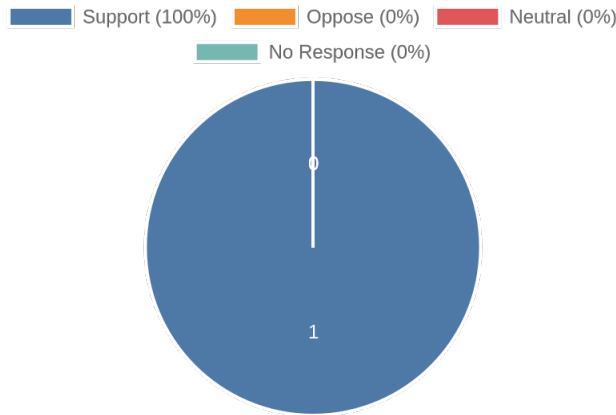
We already have a school at Main Street and Maple Street. This already creates congestion with parking, moving traffic and people. Our neighborhood does NOT need another school less than half a mile away.

The new school will be on an unsafe highway traffic street on Chapman Avenue corner. Again, We do not need more traffic of people and automobiles in our peaceful neighborhood surrounding school. A business such as it is, is preferred.

Thank you for the attention to this matter.

Agenda Item: eComments for 4.2. A Public Hearing to consider a proposal to operate a new charter elementary school with a maximum enrollment of 864 students within two existing buildings and construct two new play areas within an existing parking lot on a property located at 1937 and 2011 W. Chapman Ave. and finding of CEQA exemption (PA25-0156: Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156).

Overall Sentiment



Guest User

Location:

Submitted At: 3:06pm 07-06-26

Dear Members of the Planning Commission,

My name is Saul Garcia, and I live adjacent to the proposed charter school site. I support educational opportunities for children and appreciate the investment being made in our community. My intent is not to oppose the project, but to make sure that the safety of the students and neighboring residents is carefully considered before final approval.

I would like to respectfully share the following concerns:

Shared perimeter wall: The existing block wall separating the school property from the neighboring homes is approximately six feet tall. There are several areas where blocks are missing, and other blocks appear to be loose. Based on the proposed site plans, the playground will be located adjacent to this wall. I am concerned that the condition of the wall could present a safety hazard if repairs or replacement are not completed before students begin using that area.

Noise: Because the playground is located along the shared property line, I am concerned that the existing six-foot wall will not provide adequate noise buffering for the surrounding neighborhood. I would appreciate the Commission considering whether additional sound mitigation or a taller sound wall is appropriate.

Parking impacts: I would like clarification on how parking will be managed during school events, open houses, performances, parent meetings, and other activities. My neighbors and I are concerned that parents, visitors, or school employees may begin parking throughout our residential neighborhood if on-site parking becomes limited. I respectfully request that a parking management plan be considered to minimize impacts on the surrounding community.

After-school activities: I would appreciate information regarding any planned after-school programs, athletic activities, or evening events, including their expected hours of operation. Understanding these plans will help

neighboring residents know what to expect.

Deliveries and early morning operations: I would also appreciate clarification regarding the school's delivery schedule, including food deliveries and any loading or unloading activities. If refrigeration equipment or delivery trucks will operate near the residential property line, I would like to understand what measures will be taken to minimize noise impacts.

Landscape maintenance: The current landscaping crews have, at times, begun mowing and performing maintenance as early as 5:30 or 6:00 a.m. This creates significant noise for the surrounding neighborhood. I respectfully request that the Commission clarify the permitted hours for landscape maintenance and other routine exterior maintenance so that nearby residents are not disturbed during early morning hours.

Again, I want to emphasize that I support the school's mission and believe it can be a positive addition to our community. My comments are intended to ensure that the project moves forward in a way that protects student safety and respects the quality of life for the surrounding neighborhood.

Thank you for your time and consideration of these comments.

Sincerely,

Saul Garcia

Neighboring Resident