



## MEMORANDUM

**TO:** ARA MIHRANIAN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** LEZA MIKHAIL, SENIOR PLANNER 

**DATE:** AUGUST 9, 2017

**SUBJECT:** SPECIAL USE PERMIT (CASE NO. ZON2017-00251)  
Land Owner: Marymount California University;  
Address: 30800 Palos Verdes Drive East

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### RECOMMENDATION

Conditionally approve a Special Use Permit (Case No. ZON2017-00251) to allow twenty-three (23) outdoor events with amplified sound during the 2017-2018 academic year at Marymount California University.

### BACKGROUND

On June 1, 2010, Marymount California University received City Council approval for Conditional Use Permit (CUP) No. 9 – Revision “E” to permit certain physical and operational improvements to the campus. As a condition of CUP No. 9 – Revision “E”, Marymount may submit a Special Use Permit (SUP) prior to September 1<sup>st</sup> of each academic year to conduct up to 24 outdoor events with amplified sound throughout the University’s academic year. The Conditional Use Permit limits such outdoor events to occur at Chapel Circle, the plazas adjacent to the Library and the Auditorium (as shown on the site plan approved by the City Council), and the outdoor pool area. The Athletic Field and Tennis Courts were only permitted to be used with amplified sound for graduation ceremonies and their bi-annual gala.

On April 15, 2014, the City Council adopted Resolution No. 2014-25, amending the CUP conditions of approval to address concerns relating to the operation of the expanded parking lot (also known as the East Parking Lot) as part of the 6-month review. At that time, since the Athletic Field project was still being considered, the City Council also amended Condition No. 136, which allows the University to conduct outdoor events with amplified sound through the approval of a Special Use Permit, to now allow the University to use the

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East Parking Lot for the graduation ceremonies and gala until the construction of an Athletic Field is completed. Being that the Athletic Field project was withdrawn on September 8, 2015, Condition No. 136 still allows the East Parking Lot to be used for the graduation ceremonies and the gala.

On June 20, 2017, an application for a Special Use Permit (Case No. ZON2017-00251) was submitted to the Community Development Department requesting outdoor events with amplified sound for the 2017-2018 academic year. The application was deemed incomplete for processing on June 26, 2017, pending the need for additional information. After the applicant's submittal of requested information on July 11, 2017, Staff deemed the application complete for processing on July 24, 2017.

On July 24, 2017, Staff mailed public notices to the 162 property owners within a 500-foot radius of the University, informing them of the proposed 2017-2018 Special Use Permit. Additionally, Staff posted the public notice and scheduled list of events on the City's webpage and sent a notice to the Marymount 'listserve.' Staff did not received any public comments as a result of the public notice.

**SITE DESCRIPTION**

Marymount is located towards the southeastern edge of the City, at 30800 Palos Verdes Drive East. The subject property is approximately 26 acres in size and in an area designated by the City's Zoning Map as Institutional (I). The campus is bound by Palos Verdes Drive East, which wraps around the campus' northern, southern and western property lines; Ganado Drive and Crest Road to the north; and San Ramon Drive to the northeast. The main structures of the University are located on the northern portion of the campus that consists of generally flat terrain, while the southern portion of the campus is undeveloped with downward slopes. The subject site is surrounded by single-family residential structures to the north, south, east and west. The majority of these homes are situated on the opposite side of Palos Verdes Drive East, which creates a slight buffer between the campus and the neighboring homes, which vary in elevation. However, the homes located along the northeastern edge of the subject site (along San Ramon Drive) are immediately adjacent to the campus' property line and are separated by an approximately six (6) foot high privacy wall.

**PROJECT DESCRIPTION**

The applicant's proposal is to conduct twenty-three (23) outdoor events with amplified sound at the Marymount campus during the 2017-2018 academic year. These events are outlined in the schedule attached as Exhibit "B", and include a total of nineteen (19) scheduled events, plus four (4) floating events, to be determined by the University at a later time.

In addition to the scheduled events listed above, the Applicant in the past has installed large tents for the graduation mass and ceremony at the end of each academic year. The 2017-2018 Special Use Permit includes a request to install two 6,000 square foot tents in the east

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parking lot for the graduation ceremony. The Applicant and their Vendor, Classic Event & Tent Rentals, submitted a statement that the tent proposed to be used is a 'Jumbo Trac' tent that does not require staking and/or the use of a compressor or jackhammer for installation (see attached Exhibits "C" and "D").

Under the current CUP condition requirements adopted by the City Council on June 1, 2010, and subsequently revised by the City Council on April 15, 2014 (Resolution No. 2014-25), the University is limited to a maximum of 24 events with amplified sound per academic year. The University's proposed 23 events for the 2017-2018 academic year consist of eighteen (18) events scheduled during the afternoon hours (before 4:30 pm), one (1) event scheduled into the evening hours (before 7pm), and four (4) floating events scheduled during the afternoon hours. This is generally consistent with last year's schedule which consisted of twenty (20) afternoon events, one (1) evening event (before 7pm), and two (2) floating events scheduled during the afternoon hours (total of 23 events). Events scheduled during the afternoon hours are considered to be less sensitive times of the day, with regard to potential noise impacts, as compared to evening hours.

Five (5) of the proposed events are scheduled to occur on a weekend, which is considered to be a more sensitive time of the week. The following five (5) weekend events are scheduled on a Saturday: the Orientation training activities to be held on Saturday, August 25, 2017, which will begin at 9:00 am and conclude at 4:30 pm; Fall Preview Day to be held on Saturday, October 14, 2017, which will begin at 9:00 am and conclude at 1:00 pm; Winter Preview Day to be held on Saturday, January 27, 2018, which will begin at 9:00 am and conclude at 1:00 pm; the Canyon Verdes Festival to be held on Saturday, February 24, 2018, which will begin at 10:00 am and conclude at 2:00 pm; and the "Graduation and Related Events" to be held on Saturday, May 2, 2018, which will begin at 10:00 am and conclude at 3:00 pm. Pursuant to a standard Condition of Approval (Condition #21) that has been imposed on the Applicant's annual SUP application since the 2001-2002 academic year (SUP #188), no live music or amplified sound will be permitted on Sundays.

As proposed, the outdoor events will occur in the Council-approved designated locations throughout the campus, such as Chapel Circle, Cecilia Quad (plazas adjacent to the library and auditorium), Poolside and East Parking Lot (Graduation Ceremonies only). The floating events are proposed to occur in Chapel Circle, Cecilia Quad or Poolside only, and are proposed to occur during the afternoon on a weekday. No floating events are proposed on Saturdays or Sundays.

The following table provides a summary of the maximum number of events approved by the City since the 1990-1991 academic year which range between 15 and 26 events:

<b>Special Use Permit No.</b>	<b>Academic Year</b>	<b># of Events Requested</b>	<b># of Events Approved</b>	<b># of Events Conducted</b>
88	1990-1991	15	15	0
92	1991-1992	28	22*	0
111	1992-1993	24	24	19

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Special Use Permit No.	Academic Year	# of Events Requested	# of Events Approved	# of Events Conducted
117	1993-1994	32	26	23
123	1994-1995	30	26	20
131	1995-1996	29	26	16
138	1996-1997	20	17	12
148	1997-1998	20	16	11
156	1998-1999	16	13	13
168	1999-2000	22	22**	17
179	2000-2001	22	22	19
188	2001-2002	23	23	21
ZON2002-00280	2002-2003	23	23	21
ZON2003-00298	2003-2004	21	21	21
ZON2004-00279	2004-2005	23	21	21
ZON 2005-00276	2005-2006	21	21	21
ZON 2006-00300	2006-2007	21	21	21
ZON 2007-00202	2007-2008	22	22	22
ZON 2008-00336	2008-2009	20	20	20
ZON 2009-00255	2009-2010	24	24	24
ZON 2010-00222	2010-2011	20	20	20
ZON2011-00165***	2011-2012	17	17	17
ZON2012-00179***	2012-2013	22	22	22
ZON2013-00204***	2013-2014	23	23	23
ZON2014-00312****	2014-2015	22	22	20
ZON2015-00333****	2015-2016	24	24	24
ZON2016-00173	2016-2017	23	23	23

\* Due to the overlap of the required notice period and dates of the proposed events, Staff could only approve 22 of the 28 events proposed for the 1991-92 academic year.

\*\* The approval of the events for the 1999-2000 academic year were based on the actual number of events, instead of the number of the dates of the events, as it has been the case in the other years.

\*\*\* These applications were processed based on the 2010 City Council approval which limited the number of events to a maximum of 24 events.

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\*\*\*\* These applications were processed based on the April 2014 City Council approval, which included revisions to Conditions of Approval as a result of an Annual Review of the approved CUP.

**CODE CONSIDERATIONS AND ANALYSIS**

Pursuant to Section 17.62.020(A), temporary use of land involving the erection of temporary structures such as fences, booths and tents, or other outdoor activities, require the review and approval of a Special Use Permit application subject to the following criteria:

**1. That the site is adequate in size and shape to accommodate the proposed special use.**

As described in the Site Description Section above, the subject property is approximately 26 acres in size and contains a variety of approved locations where the proposed outdoor events with amplified sound may be held. However, at this time, the existing East Parking Lot is the only location large enough in area to accommodate a tent for the Graduation ceremonies. The Graduation activities will occur on Friday, May 11, 2018 from 3:00 pm to 6:30 pm (Graduation Mass & sound checks), and on Saturday, May 12, 2017 from 10:00 am to 3:00 pm (Graduation Ceremony & related ceremony events). The Graduation tent set-up and tear-down activities are permitted to occur between the hours of 8:00 am and 5:00 pm, and the tent is only permitted to be erected no sooner than 3 working days before the graduation event and shall be removed within 48 hours of the conclusion of the graduation events. Given that the University does not have an Athletic Field, the graduation events will occur in the East Parking Lot. The other seventeen (17) scheduled events and four (4) floating events will occur on portions of the project site that have been developed with campus facilities. These outdoor locations include Chapel Circle, Cecilia Quad, the auditorium area, and the poolside area. These events will occur within the developed environment of the campus and the undeveloped portions of the campus will serve as a buffer between the location of the events and the neighboring properties to the west and along San Ramon. In addition, the distance between these properties and the events range between approximately 800-feet and 1,000-feet, which will help buffer and mitigate adverse impacts to these properties.

Thus, based on the discussion above, Staff feels that with appropriate conditions of approval that limit these outdoor events with amplified sound to occur in the East Parking Lot, Chapel Circle and Cecilia Quad, the overall campus site is of adequate size and shape to accommodate the special events. Staff has also added a condition prohibiting the Graduation tent from being erected earlier than 3 working days (Tuesday through Thursday) before the graduation events are scheduled to occur and requiring that the tent be completely removed within 48 hours after the graduation event have concluded. Therefore this finding can be made.

**2. That the proposed special use would not adversely interfere with existing uses on the subject property; and would not impede or adversely impact pedestrian access ways and/or vehicular circulation patterns.**

The proposed events will not adversely interfere with the existing uses of the subject property due to the integral nature of the events to the use of the property as an education institution. Moreover, the majority of the proposed events are during the regular school hours. Based on the experience of the past several years, the events do not significantly impede or adversely impact pedestrian access ways and/or vehicular circulation patterns. However, during the 2015-2016 academic year, the City received safety-related complaints regarding vehicles parked along Palos Verdes Drive East during the two days when the graduation events occurred in May 2016. In response to these complaints, Staff has added a condition of approval that requires the applicant to submit a Traffic Control Plan one month prior to the Graduation Mass and Ceremony, to be reviewed and approved by the Public Works Department. The purpose of the Traffic Control Plan is to implement appropriate measures to mitigate potential impacts to the surrounding streets. Thus, as conditioned, a Traffic Control Plan will be required to address the anticipated off-campus vehicles that will require on-street parking for the graduation related events, and all the proposed tools that are necessary to control traffic, including, but not limited to, traffic safety cones, areas of approved parking and restricted parking, and changeable reader boards. Additionally, conditions of approval have been added to require that traffic safety cones be used to warn drivers of oncoming parked cars. Staff believes that with adequate conditions, the proposed outdoor events with amplified sound will not adversely impact pedestrian and vehicular patterns, and thus can make this finding.

**3. That the proposed special use would not result in a significant adverse effect on adjacent property.**

The proposed special events will have minimal impacts on adjacent properties with the implementation of appropriate conditions, except with the graduation ceremonies, which will be located at the East Parking Lot that is in close proximity to homes on San Ramon Drive and Vista del Mar. Although the actual graduation ceremonies may create some noise impacts to property owners along San Ramon Drive and Vista del Mar, these events are typical with a university campus and only occur once a year (May) in this specific location and are conditioned to minimize operational impacts such as noise and hours as discussed below.

The Special Use Permit is conditioned, as in past years, to control noise generation, including the orientation of speakers and generators, so as to minimize proliferation of noise in the direction of the closest residences (particularly along San Ramon Dr.), and to limit the maximum allowable decibels for the amplified sounds.

Similar to previous years, Staff is conditioning the Special Use Permit to prohibit the use of pneumatic powered devices (i.e. air hammers/jackhammers) for the installation of the proposed graduation tent. It is important to note that the installation of a tent is not prohibited, only the use of pneumatic powered devices to install the tent is prohibited. Furthermore, Staff finds that the project site is adequate in size and shape to accommodate the graduation tent, however the size of the property is not large enough

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to mitigate the noise impacts to neighbors whenever a pneumatic powered device is used for the installation of a temporary tent each year. Staff is of the opinion that repeated yearly use of pneumatic devices would create a significant adverse impact on adjacent properties. As noted in previous SUP reports, the City initiated an amendment to the University's SUP in April 2015, permitting the use of pneumatic powered hammers for the 2015 Graduation tent with a requirement that the University cap and maintain the holes created for the future use of the graduation tent. This condition was intended to avoid the repeated future need to use pneumatic hammers/jackhammers for the graduation tent. Prior to approving the 2014-2015 SUP, Staff informed the University that they could approach the City with a request to use pneumatic machinery for a one-time permanent solution, Staff continues to impose a condition prohibiting the use of pneumatic devices for the installation of the graduation tent.

In regard to the events scheduled for Saturdays, Sundays, and weekdays after 4:30 pm, Staff considers these to be the more sensitive times of the week, because these are the times when the surrounding residents are more likely to be at home. Marymount is not proposing any Saturday events that extend beyond 4:30 pm. The Graduation Mass is scheduled to occur on the East Parking Lot on Friday, May 11, 2018 between the hours of 3:00 pm and 6:30 pm, and the Graduation Ceremony is proposed to occur on the East Parking Lot on May 12, 2018 between the hours of 10:00 and 3:00 pm. This is the same location that these events have occurred in the past. As conditioned, the speakers are not permitted to be directed toward the residences to minimize potential noise impacts. Therefore, Staff does not believe that these events will result in significant adverse impacts to the neighboring properties that are adjacent to and south of the campus.

Per Council-adopted Condition No. 136, the remaining events will be conducted on portions of the project site that have been developed with campus facilities, which are generally located at the northeast portion of the site. In addition, the properties to the west of the events are separated by the large open space, which ranges from approximately 800 to 1000 feet to the nearest properties, which will help minimize any significant impacts to these properties. The properties along San Ramon Drive are closer to the site; however, the poolside, chapel circle, and Cecilia Quad areas are largely sheltered with buildings that assist in minimizing the noise to these properties. Furthermore, all of the activities in these areas are scheduled during daytime hours.

In 2002, in response to resident concerns about increasing noise levels associated with the special events, the City required a noise consultant monitor noise levels for the outdoor events during the more sensitive times of the day and week (i.e. after 4 pm and on weekends) to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. The noise monitoring conducted on October 5, 2002, during the Saturday "Family Weekend" event, resulted in a positive feedback report from the noise consultant. Particularly, the consultant indicated to Staff that the amount of outdoor activity was somewhat less than expected and that the maximum decibels emitted at any given time was 54 decibels, which was subsequently less than the maximum allowable decibel level. As proposed, there are four events this year during

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these sensitive times of the day and week; however, the City has not received any complaints from surrounding property owners regarding noise from the actual events. As such, Staff does not believe noise monitoring for this year's events is warranted. Nevertheless, if any of the proposed events result in noise complaints, a condition of approval has been added that allows the City to require noise monitoring for future events approved under this SUP.

Therefore, Staff believes that due to the physical layout, the location of the proposed events in relation to the surrounding properties, and the results from the noise monitoring study conducted in 2002, the proposed events, as conditioned, will not result in significant adverse impacts to neighboring properties. Therefore, this finding can be made.

**4. That by requiring certain safeguards as conditions of approval, the proposed special use would not be detrimental to the public health, safety and welfare.**

The proposed events are temporary in nature and are consistent with the ongoing operation of the University. Conditions of approval are recommended to ensure that no significant impacts occur to adjacent properties, traffic, circulation and parking. The conditions include orientation of speakers to minimize noise impacts, location of the events, hours of the events, approval of a Traffic Control Plan one month prior to the Graduation Mass and Ceremony, and the prohibited use of pneumatic devices for the installation of temporary graduation tents. The conditions of approval are intended to minimize impacts to neighboring properties and to ensure that residents are not continuously adversely impacted over the span of several years. Based on the proposed conditions, which will minimize impacts to neighboring properties, Staff believes that the events will not be detrimental to the public health, safety, and welfare, and as conditioned, this finding can be made.

**CONCLUSION**

Based upon the discussion above, Staff recommends that the Director of Community Development approve a Special Use Permit (Case No. ZON2017-00251) to allow Marymount California University to host nineteen (19) special events and four (4) special floating events for the 2017-2018 academic year, subject to Conditions of Approval in Exhibit "A".

**ALTERNATIVES**

The following alternatives are available for the Director to consider in addition to Staff's recommendation:

- 1) Identify any issues of concern and direct the applicant to address these concerns and resubmit a revised application; or
- 2) Deny, without prejudice, Special Use Permit (Case No. ZON2017-00251).

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Approved pursuant to Staff's Recommendation:



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Ara Mhramian, AICP  
Director of Community Development

Date: 8.9.17

**ATTACHMENTS**

- Exhibit "A" – Conditions of Approval
- Exhibit "B" – 2017-2018 Schedule of Events
- Exhibit "C" – Graduation Tent Plan
- Exhibit "D" – Vendor Statement
- Project Plans

Exhibit "A"  
Conditions of Approval

**Conditions of Approval  
Case No. ZON2017-00251  
(Special Use Permit)  
Marymount California University**

**General**

1. The applicant/property owner shall submit to the City a statement in writing that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ten (10) days of the effective date of approval shall render this approval null and void.
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
3. The approval of Special Use Permit (Case No. ZON2017-00251) shall be limited to the dates and times for the special events listed in the attached Exhibit "B". The total number of events for the 2017-2018 academic year shall be limited to twenty-three (23), which includes the nineteen (19) scheduled events and four (4) additional floating events to be approved by the Director of Community Development. The applicant shall notify the Director of Community Development at least thirty (30) days prior to holding the proposed floating events, for review and approval of these events. Any changes to the established schedule of events or these conditions shall be subject to review and approval by the Director of Community Development Director, provided the change does not conflict with the CUP for the campus.
4. The hours of the proposed events shall be as identified in the attached schedule (Exhibit "B"), unless otherwise noted herein, and the four floating events shall be limited to the hours of 12:00 p.m. to 1:30 p.m., on a weekday.
5. The four floating events shall be held at Chapel Circle, Cecilia Quad or Poolside only and shall not be held on a Saturday or Sunday.
6. No live music or amplified sound shall be permitted at the East Parking Lot for events other than those associated with the Graduation activities on May 11, 2018 and May 12, 2018, as listed on the attached schedule (Exhibit "B").

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7. The use of amplified sound shall be limited to the dates and times for events listed on the attached Exhibit "B". Any change to the established schedule shall be subject to the review and approval by the Director of Community Development.
8. All sound amplification equipment used at any event shall be oriented away from adjacent residential areas.
9. The applicant shall be responsible for the payment of all costs for Sheriff services, if any, associated with complaints of noise or other disturbances to the surrounding development created by or resulting from these events, pursuant to Section 9.24 of the Rancho Palos Verdes Municipal Code.
10. If noise complaints are submitted to City Staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels will not exceed 65 decibels, as measured from the closest property line. The applicant shall be responsible for the payment of all costs associated with noise consulting services. This condition shall apply in addition to any future noise ordinance and/or code amendment adopted by the City, and when there is conflicting requirements, the stricter requirement shall apply.
11. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
12. The Graduation Mass proposed on Friday, May 11, 2018 shall be from 3:00 p.m. to 6:30 p.m. only, and the Graduation Ceremony on Saturday, May 12, 2018 shall be from 10:00 a.m. to 3:00 p.m. only.
13. The applicant shall submit to the City a Traffic Control Plan one (1) month in advance of the City-approved graduation events for approval by the Public Works Department. Said plan shall include, but not be limited to, the anticipated number of vehicles that will require on-street parking, the areas of approved and restricted parking, traffic safety cones, the number and location of changeable reader boards informing the public of the graduation events and traffic, and any additional information deemed necessary to control traffic along City streets during the City-approved graduation events. Changeable reader boards shall be operational by Friday, 4, 2018.
14. The tent proposed for the graduation events shall comply with all Fire safety criteria, shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The tent set-up and tear-down activities shall only occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent installation shall be limited to the days between May 8, 2018 and May 10, 2018, and shall be removed within 48 hours of the conclusion of the City-approved graduation events. All grounds shall be kept clear of trash and debris, and adequate trash receptacles shall be put in place to ensure that that trash and debris generated from the

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construction and operation of the graduation ceremony does not end up on neighboring properties.

15. The temporary tent constructed for the Graduation Ceremonies that will occur on May 11, 2018 and May 12, 2018 shall be limited to a total size of 12,000 square feet in area (two 6,000 sq. ft. tents) and 35 feet in height, as measured from the lowest adjacent grade to the highest point of the tent. The tent shall substantially comply with the plan stamped approved by the City on August 9, 2017, and as outlined in these conditions of approval.
16. The use of pneumatic hammers, devices or machinery (i.e. air hammers/jackhammers) for the installation and/or securing of the graduation tent, or any other tent associated with the 2017-2018 Special Use Permit is **prohibited**.
17. Pursuant to the City-Initiated Revision to the 2014-2015 SUP approval, the property owner shall maintain the capped holes created for the installation of the graduation tent in May 2015 for the future use of the temporary graduation tent to avoid the need to use air hammers/jackhammers in the future.
18. The University shall be permitted to use a generator for light and sound associated with the Graduation events, which shall be placed in the parking area near the existing classroom building, and shall be operated for light testing on Thursday, May 10, 2018, for rehearsals and Mass on Friday, May 11, 2018, and for graduation on Saturday, May 12, 2018. A temporary screen shall be installed around the generator to buffer the visibility of the generator from residences along San Ramon Dr., and to reduce the noise levels of the generator to no more than 65 dBA, as measured from the property lines.
19. Prior to installation, the Director of Community Development Director shall approve the location of all temporary restroom facilities, including but not limited to porta-potties and portable sinks, which shall be generally located along the northwest side of the graduation tent and shall not be visible from the residential properties along San Ramon Dr.
20. The University shall provide to the City Manager and/or Director of Community Development the direct contact information to the President of the University a minimum of forty-eight (48) hours before the graduation events, should the City receive complaints related to the graduation tent construction or operational activity of the Graduation ceremonies.
21. No temporary exterior lights are permitted for the construction, tear-down or operation of the graduation ceremonies. All activities shall occur within the permitted time frames outlined in the Special Use Permit conditions stated herein.
22. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints

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received by the City from the community at large regarding the special events.

23. The City may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if the City Manager or the Director of Community Development determine the event is adversely affecting the public health, safety, and welfare, or is being conducted contrary to the permit conditions of approval. The City will generally provide notification of a violation with direction to the applicant to correct the violation. However, the City shall not be obligated to provide such notification, particularly when imminent health and safety issues involved.
24. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.
25. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
26. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
27. All applicable permits required by the Building and Safety Division for any temporary structures associated with the approved outdoor events shall be obtained by the applicant prior to erecting said temporary structures.
28. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
29. The subject Special Use Permit for the 2017-2018 (Case No. ZON2017-00251) academic school year shall only be valid if Marymount is in compliance with the conditions of approval memorialized in Conditional Use Permit (CUP) No. 9 – Revision “E”, adopted by the City Council on June 1, 2010, and amended on April 15, 2014, pursuant to Resolution 2014-25, or as required by any subsequent approvals/amendments to the CUP. If Marymount is not in compliance with the aforementioned CUP conditions of approval, the proposed events described herein utilizing amplified sounds shall not be permitted until compliance is demonstrated to the satisfaction of the Director of Community Development Director.
30. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City’s Municipal Code or administrative citations as described in Section 1.16 of the City’s Municipal Code.

Exhibit "B"  
2017-2018 Schedule of Events

**MARYMOUNT CALIFORNIA UNIVERSITY  
2017-18 SPECIAL USE PERMIT**

<b>DATE</b>	<b>EVENT</b>	<b>TIME</b>	<b>PERMIT SOUGHT FOR</b>	<b>LOCATION</b>
Friday, August 25	Orientation training activities and Convocation	9am-4:30pm	Live or recorded amplified music Amplified sound, intermittent	Chapel Circle Cecilia Quad
Tuesday, August 29	SOS Engagement Program: Pool Party & BBQ	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, September 7	Student Organization Involvement Fair	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Tuesday, September 12	Mass of the Holy Spirit	11:30am-3:30pm	Live or recorded amplified music Amplified sound	Cecilia Quad
Friday, September 15	Hispanic Heritage Month Kick-off	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday, October 5	Mid-Autumn Festival Day	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Saturday, October 14	Fall Preview Day	9:00am-1:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Tuesday, October 24	Food Drive Kick Off	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday, November 2	Dia de los Muertos	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday January 18	SOS Engagement Program	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, January 25	Student Organization Involvement Fair	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Saturday, January 27	Winter Preview Day	9:00am-1:00pm	Live or recorded amplified music Amplified sound	Chapel Circle

**Page 2: Marymount California University - Special Use Permit – 2017-2018**

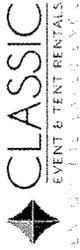
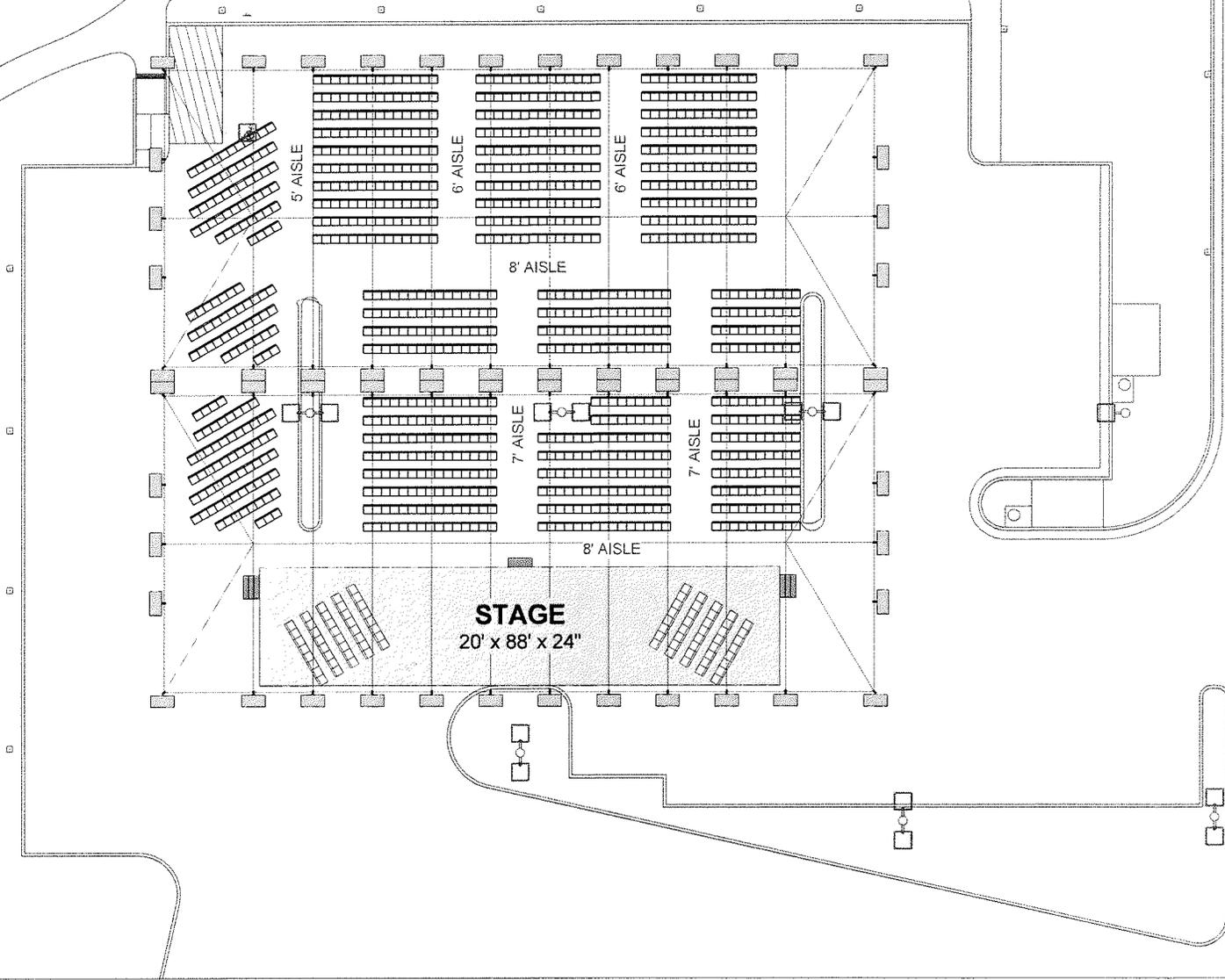
<b>Thursday, February 15</b>	<b>Black History Month Celebration</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Saturday, February 24</b>	<b>Canyon Verde Festival</b>	<b>10:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Thursday, March 22</b>	<b>Women’s History Month Celebration</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Thursday, April 12</b>	<b>Pool Party</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Cecilia Quad/Pool</b>
<b>Saturday, April 21</b>	<b>Admitted Student Day</b>	<b>9:00am-1:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle</b>
<b>Friday, May 11</b>	<b>Graduation Mass &amp; sound checks</b>	<b>3:00pm–6:30pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>SE Parking Lot Tent/ Cecilia Quad</b>
<b>Saturday, May 12</b>	<b>Graduation &amp; Related Events</b>	<b>10:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>SE Parking Lot Tent</b>
<b>+4 possible dates to be determined</b>	<b>Picnic, pool party, community meeting, etc.</b>	<b>12:00 – 1:30</b>	<b>Live or recorded music; speaker or P.A. system</b>	<b>Chapel Circle Cecilia Quad/Pool</b>

Exhibit "C"  
Graduation Tent Plan

# MARYMOUNT COLLEGE

30800 PV DRIVE EAST RPV

- (2) - 50' x 120' JUMBOTRAC TENTS WITH BLOCKS
- (1) - 20' x 48' x 24" STAGE
- (1080) - CHAIRS TOTAL



2310 E. IMPERIAL HWY EL SEGUNDO, CA 90246  
 TEL. 310.555-3860 FAX. 310.555-3820

ENGINEER  
 DRAWN ML  
 DATE 07/05/17

## MARYMOUNT COLLEGE

OVERALL TENTING AND CHAIR SETUP

DRAWING TYPE  
 SITE PLAN

REV  
 0

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DRAWING LOCATION

# MARYMOUNT CALIFORNIA UNIVERSITY

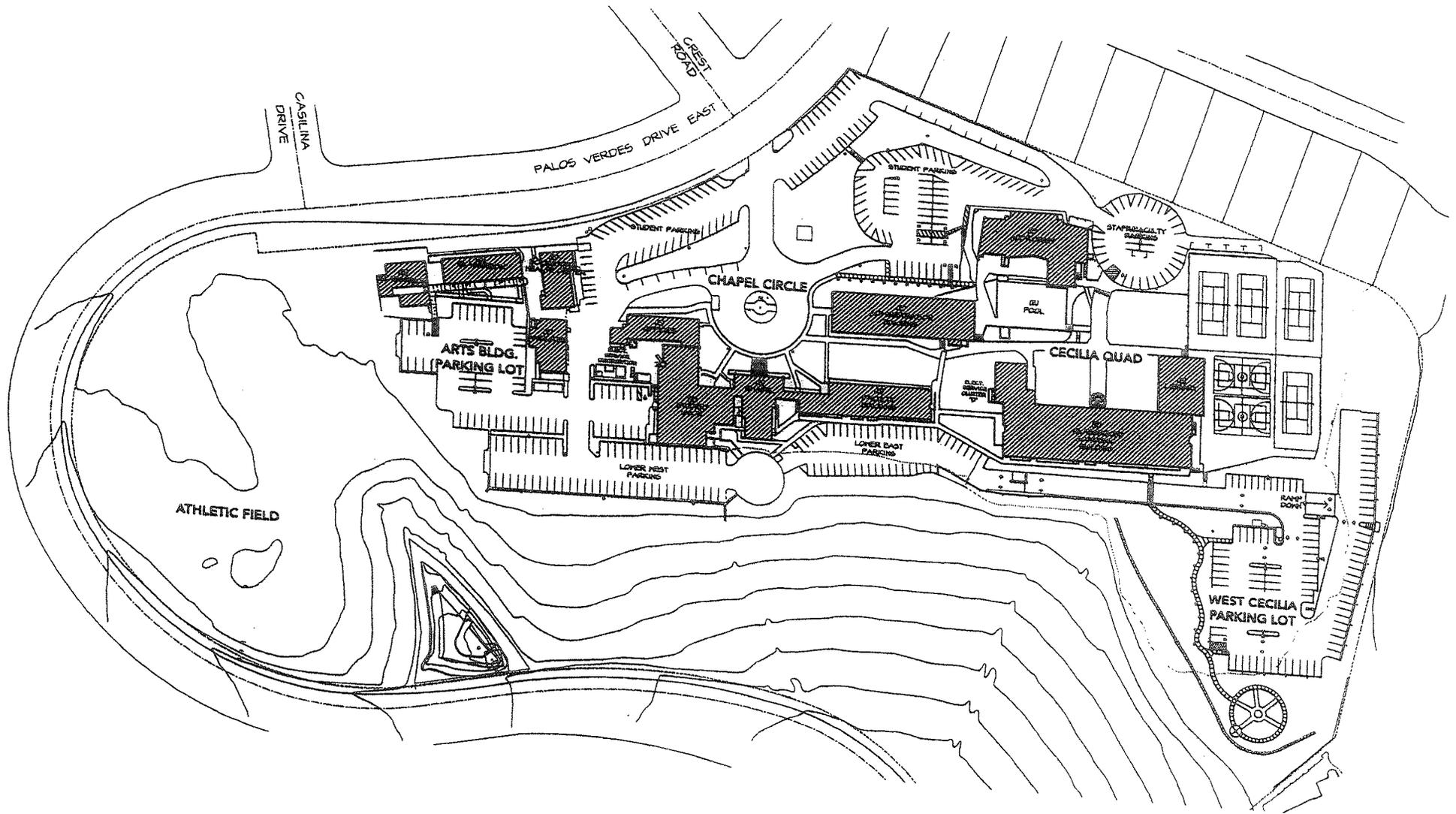


Exhibit "D"  
Vendor Statement

## Leza Mikhail

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**From:** Gina Genovese <GGenovese@marymountcalifornia.edu>  
**Sent:** Tuesday, July 11, 2017 2:10 PM  
**To:** Leza Mikhail  
**Subject:** Marymount Graduation Tent  
**Attachments:** Marymount Layout 2018 jumbo (50x120 Tents).pdf; ORDER\_2198241\_17744654.pdf

Hi Leza,

The vendor would not provide a letter on letterhead, but did provide the information below. Will this suffice?

Thanks,

Gina Genovese

*To Whom it May Concern,*

*Please take the attached documents as confirmation that the 2018 Marymount Graduation tent is a Jumbo Trac that does not require staking and or a compressor and jackhammer. They are secured by concrete blocks as stated on the attached order and CAD documents. Please let me know if you have any questions.*

*Best Regards,*

*Frank*

***Frank Campa | Senior Account Manager***

*3101 South Harbor Blvd. | Santa Ana, CA 92704*

*o: 714-540-6111 | c: 714-654-3595*

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