



CITY OF RANCHO PALOS VERDES  
COMMUNITY DEVELOPMENT DEPARTMENT

August 10, 2018

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved with conditions, a Special Use Permit for 24 outdoor events with amplified sound during the 2018-2019 academic year (Case No. PLSU2018-0003).

**LOCATION: 30800 Palos Verdes Drive East  
(Marymount California University)**

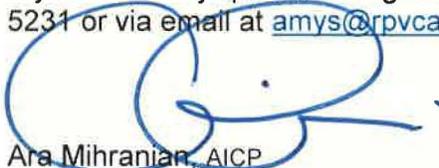
**APPLICANT: Marymount California University**

**LANDOWNER: Marymount California University/  
Kathleen Ruiz**

Said decision is subject to the Conditions of Approval set forth in the attached Exhibit "A".

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within five (5) calendar days of the approval date, or by 5:30 pm on Wednesday, August 15, 2018. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 pm on Wednesday, August 15, 2018.

If you have any questions regarding this application, please contact Amy Seeraty at (310) 544-5231 or via email at [amys@rpvca.gov](mailto:amys@rpvca.gov).



Ara Mihranian, AICP  
Director of Community Development

Enclosure

Cc: Applicant/Property Owner  
Interested Parties



## **MEMORANDUM**

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

**FROM: AMY SEERATY, SENIOR PLANNER**

**DATE: AUGUST 10, 2018**

**SUBJECT: SPECIAL USE PERMIT (CASE NO. PLSU2018-0003)  
LAND OWNER: MARYMOUNT CALIFORNIA UNIVERSITY;  
ADDRESS: 30800 PALOS VERDES DRIVE EAST**

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### **RECOMMENDATION**

Approve a Special Use Permit application to allow 24 outdoor events with amplified sound during the 2018-2019 academic year at Marymount California University, subject to the Conditions of Approval contained in the attached Exhibit "A".

### **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 CUP 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 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 East Parking Lot (also known as the West Cecilia Parking lot) for 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, although the gala is proposed to occur indoors this year.

On June 7, 2018, an application for a Special Use Permit (Case No. PLSU2018-0003) was submitted to the Community Development Department requesting approval to conduct 24 outdoor events with amplified sound for the 2018-2019 academic year. The application was deemed incomplete for processing on July 6, 2018, pending the need for additional information. The Applicant submitted additional information on several occasions and on July 23, 2018, Staff deemed the application complete for processing.

On July 24, 2018, a public notice was mailed to all property owners within a 500' radius of the subject site, four adjacent Homeowner's Associations, and to listserv subscribers. Additionally, Staff posted the public notice and scheduled list of events on the City's webpage. Staff received two public comments in response to the public notice, which are discussed under Criteria No. 2 of the "Code Considerations and Analysis" section below and are attached as Exhibit D.

### **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 6' high privacy wall.

### **PROJECT DESCRIPTION**

The Applicant's proposal is to conduct 24 outdoor events with amplified sound at the Marymount campus during the 2018-2019 academic year. These events are outlined in the schedule attached as Exhibit "B", and include a total of 20 scheduled events, plus four floating events to be determined by the University at a later time.

In the past, in addition to the scheduled events listed above, the Applicant had installed large tents for the graduation mass and ceremony at the end of each academic year. However, the Applicant has indicated that they will not be installing tents this year, and have submitted a revised graduation ceremony plan reflecting this change (Exhibit C).

Under the current CUP condition, the University is limited to a maximum of 24 events with amplified sound per academic year. The University is proposing 24 events for the 2018-2019 academic year, consisting of 19 events scheduled during the afternoon hours (before 4:30 pm),

one event scheduled into the evening hours (before 7:00 pm), and 4 floating events scheduled during the afternoon hours.

The following 5 proposed events are scheduled to occur on a weekend, which is considered to be a more sensitive time of the week.

- Fall Preview Day on Saturday, October 20, 2018 (9:00 am to 2:00 pm);
- Winter Preview Day on Saturday, January 26, 2019 (9:00 am to 1:00 pm);
- Canyon Verdes Festival on Saturday, March 23, 2019 (11:00 am to 3:00 pm);
- Admitted Student Day on Saturday, April 6, 2019 (9:00 am to 2:00 pm);
- Graduation and Related Events on Saturday, May 11, 2019 (10:00 am to 3:00 pm).

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), Pool area, and East Parking Lot (Graduation Ceremonies only). The floating events are proposed to occur in Chapel Circle, Cecilia Quad or Pool area only, and are proposed to occur during the late morning/afternoon on a weekday. No floating events are proposed on Saturdays or Sundays.

### **CODE CONSIDERATIONS AND ANALYSIS**

Pursuant to Rancho Palos Verdes Municipal Code (RPVMC) §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.**

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. The Graduation activities will occur on Friday, May 10, 2019 (Graduation Mass & sound check) and on Saturday, May 11, 2019 (Graduation Ceremony & related ceremony events) at the East Parking Lot and Cecilia Quad. The remaining 22 events will occur at the Chapel Circle, Cecilia Quad, and the pool area. The parking areas 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 the neighboring properties and the events varies from one 100' to 1,000', which will help buffer and mitigate adverse impacts to these properties. In terms of parking, adequate on-site parking is not available for the Graduation Ceremonies, but as discussed in Criteria No. 2, conditions have been imposed regulating off-site parking and vehicular circulation to accommodate this annual one-day event. 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, Cecilia Quad, and pool area, the overall campus site is of adequate size and shape to accommodate the special events. 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. Most of the events are during regular school hours and in the past, most of these events have not significantly impeded or adversely impacted 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, beginning with the 2017-2018 SUP, Staff added a condition of approval that requires the Applicant to submit a Traffic Control Plan (TCP) several months prior to the Graduation Mass and Ceremony, to be reviewed and approved by the Public Works Department. The purpose of the TCP is to implement appropriate measures to mitigate potential impacts to the surrounding streets. Thus, as conditioned, a TCP 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.

In addition to the above, during the comment period, Staff received an email requesting additional traffic safety measures be implemented, in response to a traffic accident which occurred during the May 2018 graduation event. A TCP was approved for the May 2017 graduation, but did not include a map prepared by a traffic engineer, nor required traffic control by the Los Angeles County Sheriff's department. Staff believes that a more detailed TCP is needed for the May 2019 graduation, which should include, at a minimum, a map prepared by a traffic engineer, "No Parking" locations, and traffic cone placement, and the use of Sheriff Deputies to help direct traffic. The Applicant will be responsible for all costs associated with the required traffic and parking measures, including the use of the Los Angeles County Sheriff's Department to provide traffic control services the day of the graduation. The Applicant will be required to submit a trust deposit in advance of graduation to cover this cost. Similar requirements have been applied to other special events with similar attendance numbers, such as the Beer and Wine Festival (Trump National Golf Club) and the Lexus LaceUp (Palos Verdes) Half Marathon.

Staff also received a separate comment regarding the lack of Marymount security staff on San Ramon Drive during the May 2018 graduation, which was different than past years. This reportedly resulted in an overflow of graduation-related cars parking on the resident-permit required street, leaving no parking spaces for the residents or their guests. It was also reported that the City had issued temporary parking permits for a few graduation guests, but that this caused confusion and frustration among the graduation guests who parked on San Ramon Drive without a permit and then were ticketed by the Sheriff's Department. A condition has been added requiring Marymount to station security staff at the entrance to the San Ramon neighborhood, as well as retain the Los Angeles County Sheriff's Department to provide traffic control services on the day of graduation. Staff will also be coordinating with the Public Works Department to ensure that no temporary parking passes are issued to non-residents for graduation-related parking.

Staff believes that with adequate conditions, the proposed outdoor events with amplified sound will not adversely impact pedestrian and vehicular patterns, and thus this finding can be made.

**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.

Noise

Although no graduation tent is proposed for the 2019 Graduation events, the Applicant will be prohibited from using pneumatic powered devices (i.e. air hammers/jackhammers) for the installation of any graduation-related structures such as the stage.

In regard to the events scheduled for Saturdays, 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. The Applicant is not proposing any Saturday events that extend beyond 4:30 pm. The Graduation Mass is scheduled to occur at the East Parking Lot and Cecilia Quad on Friday, May 10, 2019 between the hours of 3:00 pm and 6:30 pm, and the Graduation Ceremony is proposed to occur at the East Parking Lot and Cecilia Quad on May 11, 2019 between the hours of 10:00 am 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' 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 pool, 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 4:30 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 seven events this year during 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. Also, although the 2017 SUP stated that there were only four events during these sensitive times, upon further review, there were actually seven events during those same times, the same as what is proposed this year. 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.

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 have been added 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 TCP three months prior to the Graduation Mass and Ceremony, the use of the Los Angeles County Sheriff's Department for traffic control on the day of graduation, and the prohibited use of pneumatic devices for the installation of temporary graduation structures. 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, including the requirement for a more detailed TCP, 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.

**ADDITIONAL INFORMATION**

Public Comments

Staff received two public comment letters as result of the public notice. One comment expressed concerns with the adequacy of the TCP and requested that added measures be put in place to control traffic during the graduation ceremony, and another comment expressed concerns regarding graduation-related parking on San Ramon Drive. A detailed discussion of these concerns and Staff's action to address them are discussed above in Criteria No. 2.

CEQA Compliance

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15304(e) of the California *Guidelines for Implementation of the CEQA*. This project has been determined not to have a significant impact on the environment because it consists of temporary uses of the land including amplified sound.

Action Deadline

RPVMC §17.62.060 requires that the Director make a decision regarding a Special Use Permit application no later than 30 days after the application for the Special Use Permit is deemed complete. As the application was deemed complete on July 23, 2017, the decision deadline is August 22, 2018.

**CONCLUSION**

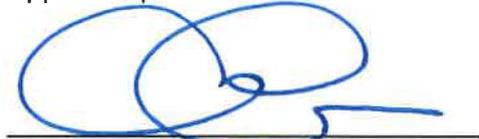
Based upon the discussion above, Staff recommends that the Director of Community Development approve a Special Use Permit application to allow 24 outdoor events with amplified sound during the 2018-2019 academic year at Marymount California University, subject to the Conditions of Approval contained in the attached 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. PLSU2018-0003).

Approved pursuant to Staff's Recommendation:



Ara Mihranian, AICP  
Director of Community Development

Date: 8.9.18

**ATTACHMENTS**

- Exhibit "A" – Conditions of Approval
- Exhibit "B" – 2018-2019 Schedule of Events
- Exhibit "C" – Graduation Site Plans
- Exhibit "D" – Public Correspondence

**Exhibit A**  
**Conditions of Approval**  
**Case No. PLSU2018-0003**  
**(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 or prior to conducting the first event, whichever occurs first, 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. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
4. Pursuant to RPVMC §17.78.040, the Director of Community Development is authorized to make minor modifications to this approval and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with this approval and conditions. Substantial changes to this approval shall be considered a revision and require further approval by the final body that approved the original application, which may require new and separate environmental review and public notification.
5. 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. The Community Development Department Staff will be allowed to visit the site, before, on, and after the date of the event to verify compliance with these conditions.
6. Any changes to the established schedule of event or these conditions shall be subject

- to further review and approval of the Director. Significant event schedule changes shall require notification to the public at least 7-calendar days before the event.
7. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
  8. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
  9. 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.
  10. The approval of Special Use Permit (Case No. PLSU2018-0003) 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 2018-2019 academic year shall be limited to 24, which includes the 20 scheduled events and 4 additional floating events to be approved by the Director of Community Development. The Applicant shall notify the Director of Community Development at least 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.
  11. The hours of the proposed events shall be as identified in the attached schedule (Exhibit "B"), unless otherwise noted herein, and the 4 floating events shall be limited to the hours of 11:00 am to 3:00 pm, on weekdays only.
  12. The 4 floating events shall be held at Chapel Circle, Cecilia Quad or Pool area only, and shall not be held on a Saturday or Sunday.
  13. 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 10, 2019 and May 11, 2019, as listed on the attached schedule (Exhibit "B").
  14. 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.
  15. All sound amplification equipment (e.g., speakers) used at any event shall be oriented away from adjacent residential areas.
  16. 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 RPVMC §9.24.
  17. 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.

18. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
19. The Graduation Mass proposed on Friday, May 10, 2019 shall be from 3:00 pm to 6:30 pm only, and the Graduation Ceremony on Saturday, May 11, 2019 shall be from 10:00 am to 3:00 pm only.
20. The Applicant shall submit a Traffic Control Plan (TCP) to the Public Works Department with a copy to the Community Development Department for the City-approved graduation events three (3) months in advance, or by February 11, 2019. The TCP shall be prepared by a licensed traffic engineer, and shall include, but not be limited to, the anticipated number of vehicles that will require on-street parking, a map showing the areas of approved and restricted parking, location of 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.
21. The changeable message reader boards indicated on the TCP shall be operational by Friday, May 3, 2019.
22. The Applicant shall retain the services of the Los Angeles County Sheriff's Department to control traffic associated with the graduation ceremony on Saturday May 11, 2019 graduation.
23. The Applicant shall obtain an estimate from the Los Angeles County Sheriff's Department for traffic control services for the Saturday May 11, 2019 graduation event, and submit this estimate in writing to the Community Development Staff at least three months prior to the May 11<sup>th</sup> graduation event, along with funds to cover the required services of the Sheriff's Department in an amount equal to or greater than this estimate.
24. The stage proposed to be erected for the graduation events shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The stage set-up and tear-down activities shall only occur between the hours of 8:00 am and 5:00 pm, and the stage installation shall be limited to the days between May 8, 2019 and May 10, 2019, 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 construction and operation of the graduation ceremony does not end up on neighboring properties.
25. The use of pneumatic hammers, devices or machinery (i.e. air hammers/jackhammers)

for the installation and/or securing of any event-related structures is prohibited.

26. The University shall be permitted to use a generator for sound associated with the graduation events, which shall be placed in the parking area near the existing classroom building, and shall be operated for sound testing on Thursday, May 9, 2019, for rehearsals and Mass on Friday, May 10, 2019, and for graduation on Saturday, May 11, 2019. 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.
27. 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.
28. No temporary parking permits for San Ramon Drive shall be issued by the Public Works Department for any graduation-related events.
29. 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 48 hours before the graduation events, should the City receive complaints related to the graduation ceremonies including set-up and tear-down.
30. 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.
31. 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 received by the City from the community at large regarding the special events.
32. 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.
33. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.
34. The subject Special Use Permit (Case No. PLSU2018-0003) for the 2018-2019 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.

**UPDATED  
ACADEMIC CALENDAR**

**Marymount California University  
2018/2019 Dates Requesting SUP**

7/13/2018

<b>Date</b>	<b>Event</b>	<b>Time</b>	<b>Location</b>	<b>Permit Requested</b>
Friday, August 17, 2018	Leadership Summit	10:00am - 4:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Friday, August 24, 2018	New Student Orientation & Convocation Ceremony	9:00am -4:30pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Wednesday, August 29, 2018	Welcome Back BBQ	11:00am -2:00pm	Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Wednesday, September 05, 2018	Involvement Fair	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Tuesday, September 11, 2018	9/11 Community Mass	12:30pm-2:00pm	Cecilia Quad	Live or recorded amplified music, Amplified Sound
Tuesday, September 18, 2018	Hispanic Heritage Month Kick-Off	11:00am - 2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Thursday, October 04, 2018	Food Drive Kick Off	11:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Saturday, October 20, 2018	Fall Preview Day	9:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Tuesday, January 15, 2019	Welcome Back BBQ	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Thursday, January 24, 2019	Involvement Fair	11:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Saturday, January 26, 2019	Winter Preview Day	9:00am-1:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound

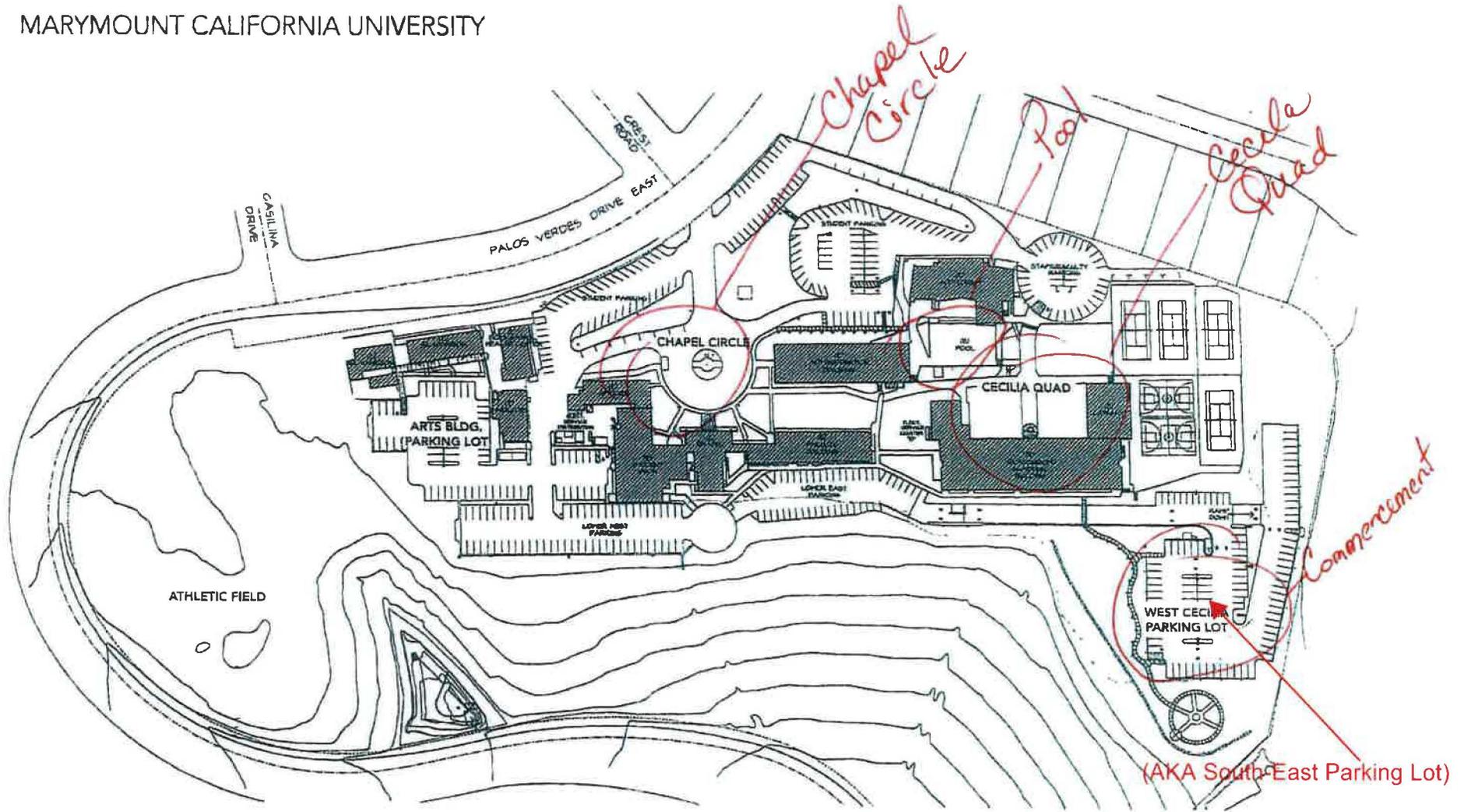
**Marymount California University  
2018/2019 Dates Requesting SUP**

7/13/2018

Thursday, January 31, 2019	100 Days Until Graduation	12:00pm-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Wednesday, February 06, 2019	Wellness Fair	11:00am-2:00pm	Chapel Circle	Live or recorded amplified music, Amplified Sound
Thursday, February 14, 2019	Student Event	12:00-1:30	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Monday, March 04, 2019	Student Event	12:00-1:30	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Saturday, March 23, 2019	Canyon Verde Festival	11:00am-3:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Saturday, April 06, 2019	Admitted Student Day	9:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Wednesday, April 24, 2019	Denim Day	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Friday, May 10, 2019	Graduation Mass & Sound Check	3:00pm-6:30pm	West Cecilia Parking Lot, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Saturday, May 11, 2019	Graduation & Related Events	10:00am-3:00pm	West Cecilia Parking Lot, Cecilia Quad	Live or recorded amplified music, Amplified Sound
**Requesting 4 floating days	Picnic, pool party, community meeting, etc.	11:00am-3:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound

# **OVERVIEW SCHEMATIC LABELED**

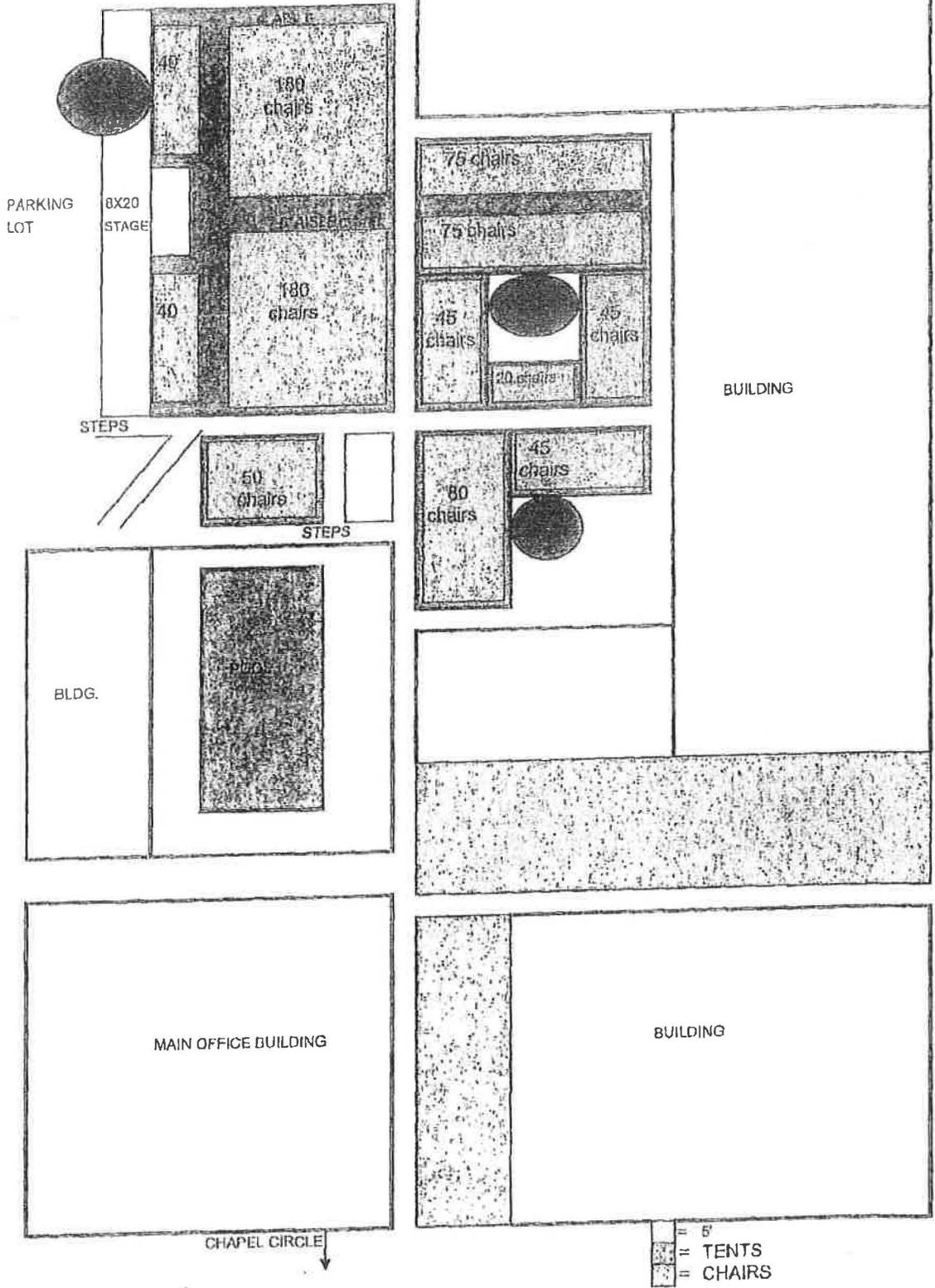
MARYMOUNT CALIFORNIA UNIVERSITY



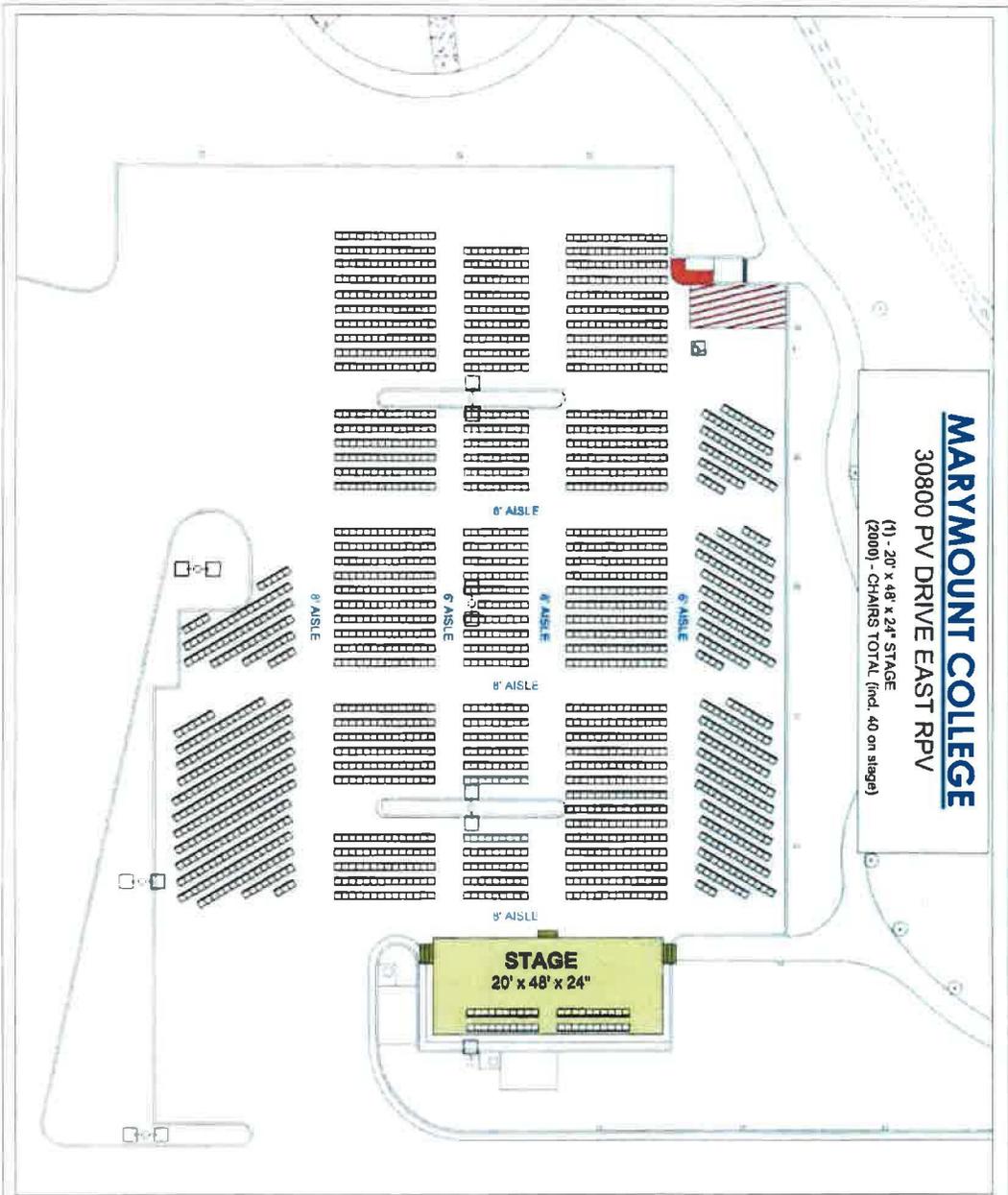
\* Cecilia Quad + Chapel Circle have standard set-up for all events  
(See attached diagram)

**CECILIA QUAD**

MARYMOUNT COLLEGE QUAD



# **COMMENCEMENT DIAGRAM**



**MARYMOUNT COLLEGE**  
**30800 PV DRIVE EAST RPV**  
 (1) - 20' x 48' x 24' STAGE  
 (2000) - CHAIRS TOTAL (incl. 40 on stage)

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**MARYMOUNT COLLEGE**

OVERALL CHAIR SETUP

DRAWING LOCATION	DRAWING NO.	DATE	DATE	DRAWING TYPE	CODE	SIZE	TYPE	REV
			04/25/16	SITE PLAN				0

**PUBLIC  
CORRESPONDENCE**

## Amy Seeraty

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**From:** John and Joy Crose <crosej@cox.net>  
**Sent:** Sunday, August 05, 2018 8:50 PM  
**To:** Amy Seeraty  
**Cc:** Home Crose Jr.; safety@marymount.edu  
**Subject:** MARYMOUNT SPECIAL USE PERMIT CASE NO. PLSU-0003

Dear Amy Seeraty and RPV City Staff:

]We have resided on San Ramon Drive for 32 years and this is the first time we have been compelled by Marymount's conduct to complain about Marymount and speaking out about its event management and thus its Special Use permit. The reason is because of Marymount's unjustified failure to manage their parking at this year's May 2018 Graduation event.

WE STRONGLY URGE THAT THE CITY COUNCIL REQUIRE AS A CONDITION TO THE SPECIAL USE PERMIT THAT MARYMOUNT MUST HIRE SECURITY STAFF ON THE DAY OF GRADUATION EVENT TO MONITOR ALL VEHICLES PARKING ON SAN RAMON DRIVE TO REQUIRE RESIDENTS ONLY with resident stickers. We also request that the condition to the Permit require Marymount to notify the students and invitees of the parking restriction and post on any graduation web page that parking is not permitted on San Ramon Drive. We independently request that Marymount be instructed to implement security staff monitoring of San Ramon Drive parking for the first two weeks of any school session and for any major event in which the school lot is insufficient for the expected number of attendees.

The necessity for imposing the condition traces to the May 2018 Graduation Saturday event, for which Marymount inexplicably failed, for the first time in at least a decade, to hire security staff to regulate street parking on San Ramon Drive, the street immediately adjacent to the campus. That failure resulted in countless event attendees flooding our street with parked cars such that our own family and visiting guests had no space to park.

Marymount apparently cleared with RPV issuing one day, graduation day, parking permits for surrounding streets without ever securing input from our street or other affected residents. The uncertainty created by offering such permits to a handful of Marymount visitors who bothered to sign up, with no provision for controlling that process, resulted in resident complaints about a flood of "scoff-law" vehicles, without permits, filling every curb space on San Ramon. Inevitable resident complaints to this idiotic plan and outcome resulted in LA Sheriffs properly issuing parking tickets to the many cars parked without the special permit and in violation of a clearly posted sign: "Resident parking only" - the parking restriction we are asking RPV to protect, unlike last year's confusion and ill-advised exemption for the 2 or 3 people who bothered to apply.

One Marymount attendee parked partially blocking our driveway, and refused to move when we pointed out the inconvenience (and illegality). Later, after a sheriff ticketed that vehicle for parking without a resident permit, we were subjected to cursing and veiled threats from the Marymount parent involved.

The most outrageous aspect of this absurd situation was the threatening behavior of the event attendees who loudly cursed at and gave "the finger" to my family and our neighbors when they discovered they had been ticketed through no fault of the residents. Our effort to head off vandalism by the Marymount guests by pointing to the posted "Resident Parking Only" signs were met with (profane) assertions that Marymount had said it was OK to park on our street (not that day permits were required), contrary to city law. Our call to Marymount when the problem first arose was met with a "nothing we can do because we've run out of parking" response and represents a deplorable attitude by Marymount that disqualifies it from again seeking one-day permits, particularly because it's students' guest have demonstrated a similarly deplorable lack of civility.

Joy and John Crose  
Residents on San Ramon Drive  
Rancho Palos Verdes

## Amy Seeraty

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**From:** Lois Karp <JLKarp@Cox.net>  
**Sent:** Thursday, July 26, 2018 11:52 AM  
**To:** Amy Seeraty  
**Cc:** Ara Mihranian  
**Subject:** Marymount 2018-2019 Special Use Permit

I have reviewed the request for the new Special Use Permit.

Regarding the Graduation day event- At the last Marymount Neighborhood Advisory Meeting, Marymount stated that there approximately 2,000 people in attendance.

At the previous year's Neighborhood Advisory Meeting we also discussed the Graduation event and came to the conclusion that there were unsafe street parking problems associated with the event. Suggestions were made to place traffic cones, for a no parking zone, on the blind curve on the northbound side of PV East and also on the southbound at the beginning of the right hand turn lane onto Ganado Dr. (so as to not block the use of that lane). None of these safety improvements were implemented for the 2018 Graduation.

Please put street parking conditions on the graduation event with specific no parking zones to improve road safety. In addition, I believe that RPV should require, for events that brings this many cars and people to Marymount, a uniformed Sheriff present for traffic control. There was an accident this year that may have been prevented if we had proper supervision.

Thank you,

Lois Karp