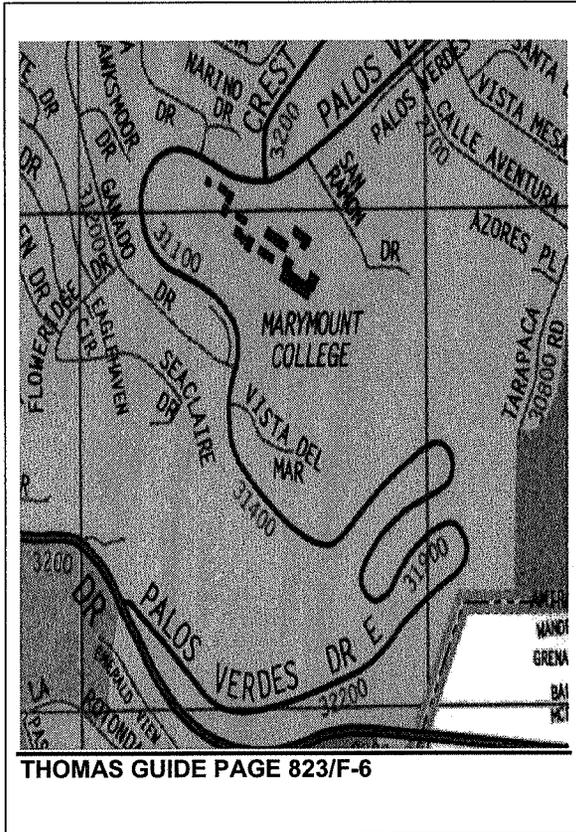


STAFF REPORT



TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT

DATE: SEPTEMBER 9, 2008

SUBJECT: CONDITIONAL USE PERMIT #9 – REVISION “E”, GRADING PERMIT, VARIANCE, & SIGN PERMIT (CASE NO. ZON2003-00317)

PROJECT ADDRESS: 30800 PALOS VERDES DRIVE EAST (MARYMOUNT COLLEGE)

APPLICANT: MARYMOUNT COLLEGE
30800 PALOS VERDES DRIVE EAST
RANCHO PALOS VERDES, CA 90275

PHONE: 310-377-5501

LANDOWNER: SAME

PHONE: SAME

STAFF COORDINATOR: ARA MICHAEL MIHRANIAN  PRINCIPAL PLANNER

REQUESTED ACTION:

A REQUEST TO CONSIDER CONDITIONAL USE PERMIT NO. 9 REVISION “E”, GRADING PERMIT, VARIANCE, AND SIGN PERMIT TO MODERNIZE THE EXISTING COLLEGE CAMPUS. THE PROPOSED MODERNIZATION CONSISTS OF DEMOLISHING 7 OF THE 13 EXISTING BUILDINGS, EXPANDING 4 OF THE EXISTING BUILDINGS (14,916 SQUARE FEET), CONSTRUCTING 6 NEW BUILDINGS INCLUDING A NEW LIBRARY, ATHLETIC BUILDING AND TWO RESIDENT HALL BUILDINGS (121,092 SQUARE FEET), RELOCATING AND RECONFIGURING THE RECREATIONAL FACILITIES AND PARKING AREA (FOR A TOTAL OF 463 OFF-STREET PARKING SPACES), RECONFIGURING THE ENTRY DRIVE, AND CONSTRUCTING VARIOUS ON-SITE IMPROVEMENTS. ADDITIONALLY, THE APPLICANT PROPOSES TO CONDUCT 102,000 CUBIC YARDS OF EARTH MOVEMENT (51,000 CUBIC YARDS OF CUT AND 51,000 CUBIC YARDS OF FILL) THAT WILL BE BALANCED ON-SITE. THE PROPOSED PROJECT WOULD OCCUR ENTIRELY WITHIN THE BOUNDARIES OF THE EXISTING 24.57-ACRE CAMPUS. NO CHANGE TO THE COLLEGE’S EXISTING ACADEMIC OPERATION OR STUDENT ENROLLMENT LIMIT IS PROPOSED UNDER THE CURRENT DEVELOPMENT APPLICATION.

- RECOMMENDATION:**
- 1) RECEIVE AN OVERVIEW ON THE PROPOSED PROJECT INCLUDING A PRESENTATION ON THE UPDATED PROJECT PLANS PREPARED BY THE APPLICANT SINCE THE CLOSE OF THE COMMENT PERIOD ON THE DRAFT EIR;
 - 2) PROVIDE STAFF WITH FEEDBACK AND DIRECTION ON THE PROPOSED PROCESSING SCHEDULE FOR THE PROJECT APPLICATIONS; AND,
 - 3) CONTINUE THE PUBLIC HEARING TO OCTOBER 28, 2008

REFERENCES:

ZONING: INSTITUTIONAL – I

LAND USE: INSTITUTIONAL – EDUCATIONAL (I-E)

CODE SECTIONS: 17.26, 17.48, 17.50, 17.54, 17.56, 17.58, 17.60, 17.64, 17.70, 17.76.030, 17.76.040, 17.76.050, 17.76.060, 17.42, 17.11, 17.60.070

GENERAL PLAN: RELIGIOUS - EDUCATIONAL

TRAILS PLAN: N/A

SPECIFIC PLAN: N/A

CEQA: ENVIRONMENTAL IMPACT REPORT (EIR)

ACTION DEADLINE: 180 DAYS AFTER CERTIFICATION OF THE PROJECT EIR

PLANNING COMMISSION MEMBERS RESIDING WITHIN 500' OF SUBJECT PROPERTY: NONE

BACKGROUND

General

On June 12, 2003, Marymount College submitted Zoning Case No. ZON2003-00317 (CUP No. 9 - Revision "E," a Grading Permit, and a Variance Permit) to the Planning Department to consider modernizing the existing College campus (collectively, the "Project"). The proposed Project involves the renovation and expansion of existing buildings, the construction of new academic and student housing buildings, and the relocation and reconfiguration of recreational facilities, athletic fields, and parking facilities. The current Project was submitted to replace an original application submitted to the City in 2000 (CUP No. 9 Revision "D"). The applicant withdrew the original application in order to revise the project design to address information ascertained from new geotechnical studies, as well as concerns raised by Staff during the preliminary review phase of the project in 2003.

On August 21, 2005, the planning application for the Marymount College Facilities Expansion Project (CUP No. 9 Revision "E" et. al) was deemed complete for processing, pursuant to the State Permit Streamlining Act (PSA). Pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (the City) should complete and certify a Final EIR for a project within 1-year from the date the application is deemed complete. Under normal circumstances, the 1-year CEQA period would have expired on August 21, 2006.

However, on March 1, 2006, during the preparation of the DEIR, the processing clock was stopped because additional information from the applicant was needed to complete the DEIR. The processing clock was started again on May 31, 2007. As a result of this stoppage, the date for certification of the EIR became November 21, 2007. In accord with Section 15108 of the CEQA Guidelines, a one time 90-day time extension was agreed to by the City and the applicant, thus setting the new date for certification at February 19, 2008.

To date, the Final EIR has not been completed for certification. According to CEQA, there is no provision that would deem an EIR automatically approved if not certified by the Lead Agency within the prescribed time limits. Courts have refused to read such a provision into CEQA, noting that CEQA contains no automatic approval provisions, and its time limits are directory rather than mandatory. Nonetheless, pursuant to the State Permit Streamlining Act, a decision on a project's entitlement applications that require the preparation of an EIR must be made within 180 days after certification of the EIR.

As described below, the Final EIR is scheduled to be released to the public in early October 2008. In anticipation of the FEIR release, Staff is presenting the latest iteration of the proposed project to the Planning Commission and the public at this time to initiate the public hearing process. Staff is not proposing that the Planning Commission take any action on the applications other than to understand the proposed project in advance of the Final EIR release.

PROJECT LOCATION

Marymount College is located at 30800 Palos Verdes Drive East within the southeastern portion of the City, at the intersection of Palos Verdes Drive East and Crest Road. The College is situated on an approximately 24.57-acre site that overlooks the southern tip of the Palos Verdes Peninsula and the Pacific Ocean. The Project site is designated as an Institutional (I) zoning district and generally consists of an improved/developed area located at the northern portion of the property and vacant areas located along the property's south-facing slope and westerly area. The northern portion of the property consists of buildings, parking lots, paved areas, tennis/basketball courts, a soccer field, and ornamental landscaping. The south-facing slope and westerly area is unimproved and is seasonally cleared of vegetation. The subject site is bordered on the north and west by single-family residential neighborhoods. The areas situated south and east of the site contain single-family residential neighborhoods and natural lands.

DISCUSSION

At this time, the Commission is being asked to:

- 1) Receive an overview of the proposed project, including a presentation on the changes to the proposed project submitted to the City after the conclusion of the comment period on the Draft EIR; and
- 2) Provide Staff with feedback and direction on the proposed application processing schedule.

A discussion of these two requested actions is provided below.

1. Overview of Proposed Project

The proposed project involves a request for Conditional Use Permit #9 – Revision “E”, a Grading Permit, Variance and Sign Permit to modernize the existing College campus. The proposed project was analyzed in the project DEIR. After conclusion of the comment period on the DEIR in January 2008, the applicant has updated certain components of the project plans that include, in some cases, refinements that respond to comments raised during the comment period on the Draft EIR. The applicant has submitted updated project plans which are now being presented to the Commission and the public.

To assist the Planning Commission and general public comprehend the latest iteration of the proposed project, Staff is providing below a detailed description of the proposed project which was analyzed in the Draft EIR, followed by a description of the latest proposed project modifications.

A. Project Analyzed in the Draft EIR

The existing College campus consists of 92,268 square feet of floor area. According to the applicant’s proposal, the project involves the demolition of approximately 18,022 square feet of existing floor area and the construction of 139,008 square feet of new floor area, including expanding 14,916 square feet of existing buildings. The proposed development would result in a total of 210,254 square feet of campus floor area, representing a net increase of approximately 117,986 square feet of floor area to the 92,268 square feet of existing floor area, as outlined in the table shown below:

Building I.D.	BUILDING	Total Existing Building (SF)	Proposed Building Demolition (SF)	Proposed Building Addition (SF)	Total Building (SF)
Existing Buildings					
A	Classroom/Academics	26,180	0	0	26,180
B	Auditorium/Fine Arts Studio	8,012	0	1,869	9,881
C	Faculty Office	7,346	0	7,455	14,801
D	Student Union/Bookstore/Faculty Dining	18,158	0	3,492	21,650
E	Administration/Admissions	9,450	0	2,100	11,550

Building I.D.	BUILDING	Total Existing Building (SF)	Proposed Building Demolition (SF)	Proposed Building Addition (SF)	Total Building (SF)
<i>Buildings to be Removed</i>					
F	View Room/Hall	1,530	(1,530)	0	0
	Maintenance/Photo Lab	2,696	(2,696)	0	0
	Bookstore/Health Center	2,870	(2,870)	0	0
	Arts	3,648	(3,648)	0	0
	Preschool	2,998	(2,998)	0	0
	Library	4,072	(4,072)	0	0
	Pool Equipment	208	(208)	0	0
G	Church	5,100	0	0	5,100
Subtotal Existing Buildings		92,268	(18,022)	14,916	89,162
Buildings to be Added					
N	Library			26,710	26,710
O	Maintenance			1,975	1,975
P	Athletic Facility			33,243	33,243
Q	Residence Hall No. 1			22,878	22,878
R	Residence Hall No. 2			35,626	35,626
S	Gallery (Connects Proposed Residence Halls)			660	660
Subtotal New Buildings				121,092	121,092
Total				136,008	210,254
Total Existing Buildings					92,268
Net Change					117,986
Source: Rasmussen & Associates, <i>Proposed Master Site Plan</i> , Revised August 16, 2006 (verified in August 2008)					

i. Additions to Existing Buildings

- Auditorium/Fine Arts Studio. A 1,869-square foot, one-story art studio addition is proposed on the south side of the existing auditorium building for a total floor area of 9,881 square feet. This structure would be constructed at a maximum height of 17 feet, as measured from the lowest adjacent finished grade elevation (925 feet) to the highest roof ridgeline (942 feet).
- Faculty Office Building. A 7,455-square foot two-story addition is proposed east of the existing 7,346-square foot faculty office building, providing a total floor area of 14,801 square feet. The addition would consist of a classroom, storage and lounge area that would connect the faculty office building to the academic building on the first floor and would create new faculty offices and conference room space on the second floor. The proposed addition would connect with the existing roof of the building. The addition would be constructed at a height of 28 feet, as measured from the lowest adjacent finished grade elevation (912 feet) covered by structure to the top of the highest roof ridgeline elevation (940 feet).

- Student Union (Bookstore/Faculty Dining Addition). The proposed two-story addition to the existing 18,158-square foot Student Union building involves 3,492 square feet of additional floor area for a total area of 21,650 square feet. The proposal consists of a 1,496-square foot bookstore addition on the first floor and a 1,996-square foot faculty dining area on the second floor. The proposed addition would be constructed at a height of approximately 30 feet, as measured from the lowest adjacent finished grade elevation (910 feet) covered by structure to the top of the highest roof ridge line elevation (940 feet).
- Administration Building. A single-story approximately 2,100-square foot addition would be added to the existing 9,450-square foot administration building, resulting in a total floor area of 11,550 square feet. The proposed addition includes a remodel of the existing façade, as well as the interior layout of the building. The primary entrance to the building would be on the north side, opening onto a plaza with a fountain. This plaza would provide a connection to the redesigned parking lot. The proposed improvements would be constructed at a maximum height of 25 feet, as measured from the lowest adjacent finished grade elevation (926 feet) to the top of the highest roof ridge line elevation (951 feet).

ii. Construction of New Buildings

- Library. A new 26,710-square foot library and lecture hall would replace the existing 4,072-square foot library that is connected to the existing academic building. The proposed addition would include a partial remodel of the façade of the existing academic building. The proposed improvements would be constructed at a height of 44 feet, as measured from the lowest adjacent finished grade elevation (912 feet) to the top of the highest roof ridge line elevation (956 feet).
- Maintenance Building. A 1,975-square foot maintenance building is proposed north of the proposed athletic facility. This building would be constructed at a height of 20 feet, as measured from the lowest adjacent finished grade elevation (913 feet) to the top of the highest roof ridge line elevation (933 feet).
- Athletic Facility. An athletic facility is proposed at the western facade of the existing Student Union building. The facility would be two story, totaling 33,243 square feet. The building would include a gymnasium, locker rooms, weight room, aerobic room, classroom area, concessions area and outdoor terrace. The proposed addition would be constructed at a height of 45 feet, as measured from the lowest adjacent finished grade elevation (897.75 feet) covered by structure to the top of the highest roof ridge line elevation (942.75 feet). The addition has been designed to cut into the site, providing a low profile relative to the surrounding grade. The ridge line of the proposed athletic facility would generally be at the same elevation as the existing Student Union building. The existing

pool would be removed and a new pool would be constructed adjacent to the proposed athletic facility.

- Residence Halls. The proposed Residence Halls consist of two interconnected, two-story buildings totaling 58,504 square feet and a 660-square foot Gallery on the lower level between the Residence Halls. The buildings would include a total of 128 rooms that would house 250 students (including 10 residential advisors) plus five adult supervisors (total of 255 occupants). The College has indicated that some area within the proposed Residence Halls may be used for affordable housing. The affordable housing component is discussed more fully later in this section. In addition to the individual student rooms, the buildings contain lounge space, laundry facilities, and activity rooms. The proposed buildings would be constructed at a maximum height of 45 feet, as measured from the lowest adjacent finished grade elevation (886 feet) covered by structure to the top of the highest roof ridgeline elevation (931 feet). The Residence Halls are designed to follow the downsloping profile of the Project site. Emergency vehicle access to the Residence Halls would be provided along the pedestrian walkway that connects to the parking lot on the east side of the campus, as well as non-vehicle access along the southern side of the Residence Halls.

With the proposed creation of on-campus student housing, the College's Housing Master Plan proposes changes to the two existing off-site student housing facilities located in the City of Los Angeles. At the Palos Verdes North Living Facility, a portion of the existing townhomes that are presently used for student housing would be converted to faculty/staff housing resulting in housing facilities for a maximum of 250 students and 40 faculty/staff. The Master Plan also calls for the sale of the Pacific View Housing Facility eliminating the existing student housing opportunity at this facility.

- Gallery. A 660-square foot gallery is proposed on the lower level between the Residence Halls; see above.

iii. Grading

In terms of grading, the Project involves approximately 100,000 cubic yards of earthwork, including approximately 60,000 cubic yards of cut and 40,000 cubic yards of fill. In consideration of the loss and shrinkage factors, the Grading Plan proposes a balanced cut and fill on the Project site. No import/export of material would be required, excluding select fill (building material, gravel, sand and rock). The proposed maximum depth of cut is 25 feet and the maximum height of fill is 18 feet.

iv. Parking and Circulation

The existing campus has 343 parking spaces located throughout the site. The project proposes to relocate and reconfigure the existing parking to accommodate 463 parking

spaces, which increases the number of existing parking spaces by 120 spaces. The proposed parking lot includes 383 full-size spaces, 71 compact spaces, 9 accessible spaces, designated carpool/vanpool spaces, designated visitor spaces, vehicle drop-off, and loading zones. In regards to circulation, the project plans proposes to reconstruct the entry driveway and to construct a new entry kiosk (48 sq. ft.). Furthermore, the plans identify the proposed on-site emergency vehicle route (conceptually approved by the Fire Department in April 2006).

v. Site Improvements

In addition to the proposed structures described above, the project involves the relocation of the existing athletic courts and fields from the eastern portion of the campus to the western portion of the campus, closer to Palos Verdes Drive East. Furthermore, the project plans include site improvements such as: new walkways, fountains, landscape planters, plazas, building trellises, viewing areas, and a rose garden to name a few.

vi. Student Enrollment/Faculty and Staff Employment

On April 17, 1990, the City Council, on appeal, adopted Resolution No. 90-20 that approved Revision "C" of CUP No. 9 for Marymount College. With Revision "C" to CUP No. 9, enrollment of students at Marymount College was limited to an average of 750 full-time students (12 units or more) for the Fall and Spring semesters, and a maximum of 20 part-time students (11-units or less) each semester with a margin for difference of 3.0 percent. No change to the College's existing student enrollment limits is proposed under the current development application request.

The College currently employs 215 full- and part-time faculty and staff. Construction of the proposed Residence Halls would result in the transfer of five (5) residential life staff members from off-campus housing to on-campus housing and the relocation of ten (10) part-time student residential advisors to the campus. The College also anticipates adding four (4) full-time and two (2) part-time security positions upon project approval (one full-time position and one part-time position are proposed for the non-residential improvements). The College also anticipates the need for one full-time maintenance position and one full time custodial position for each 30,000 to 40,000 square feet of additional facilities (a total of six new employees for the proposed Project). In sum, the proposed Project would add approximately 27 new full- and part-time employees to the campus.

vii. Affordable Housing

The proposed Project involves construction, expansion, or intensification of nonresidential uses (i.e., Institutional) and includes an application for a Conditional Use Permit to allow more than 10,000 sq. ft. of floor area. Therefore, the Project is subject to compliance with Code Section 17.11.140, *Affordable Housing Requirements for*

Nonresidential Projects. Based on estimates provided by the College of the number of new employment opportunities for persons of low or very low moderate income that will be created (approximately 27 new full- and part-time positions), the College would be required to construct up to three affordable housing units within one year of the first Institutional space receiving its certificate of occupancy. The College is proposing to construct up to ten affordable housing units within the proposed Residence Halls. If the proposed project, as currently presented, is approved, the 10 affordable housing units will be provided to qualifying lower income employees or students of the College through the reconfiguration of the interior floor plan, with no exterior modifications or increases to the proposed Residence Halls building footprint. The two proposed Residence Halls would include approximately 103 dormitory units with occupancy for approximately 206 persons and ten (10) affordable housing units (five studio units and five two-bedroom units) with occupancy for approximately 28 persons (based on an average of 2.769 persons per household). The College proposed to reserve the occupancy of the ten affordable units to its 15 residential life staff members (10 student residential advisors plus 5 adult supervisors). The affordable housing component is described in greater detail in the Draft EIR under Alternative Section 7.4.

viii. Project Phasing

In October 2006, the College revised its application with a request to construct the project in three phases over a period of eight years in order to incorporate some flexibility in the start dates for various components of the Project. As such, the phases could overlap (i.e., some could commence early) or could be constructed separately. Section 17.60.070 of the RPVMC provides the discretion to establish a reasonable period within which the Applicant must commence all of the permitted uses. As such, the College's phasing request is discretionary and subject to review and approval by the Planning Commission. The following is a summary that assumes the maximum period of build-out as requested by the Applicant.

a. Phase I (Year 1 [Anticipated 2008])

Phase I would involve three months of construction within a one-year time frame (leaving approximately nine months with no construction activity). Larger grading equipment would be on-site and primary demolition would occur during this phase. Additionally, most of the demolition debris would be removed from the site at the end of this phase. All major rough grading needed for the reconfiguration of the parking lots and the establishment of building pads for the new improvements would be completed within the first three months of the start of construction. According to the College, the construction staging area for Phase I would be the area of the future athletic field and tennis courts. Phase I would reconfigure all of the parking lots and add 120 parking spaces. The College estimates that there would be approximately 30 construction workers onsite to demolish the existing buildings, demolish and reconfigure the parking lots, and perform the major rough grading. The construction workers' vehicles would be parked onsite during this phase.

If construction occurs during the summer when school is not in session, all of the demolition and parking lot reconfiguration would occur at one time. For the few faculty/staff that may remain during the summer (no more than 20) a temporary lot of adequate size on the west side would be provided, once site demolition is completed. Parking lots would then be finished east to west. By the start of the school session in the Fall, the full 463 spaces would be available. If construction on Phase I begins while school is in session, construction would begin on the east parking lot. This would create 127 new parking spaces. Approximately 10 to 15 parking spaces in the parking circle at the east end of the campus would not be useable during construction of the parking lot, because of limited access. Once the new east parking area is made available, the demolition and reconfiguration of the west and south parking lots would begin. If at any time the total number of parking spaces falls below the existing 343 spaces during this phase of construction, the remaining spaces would be provided at the current PV North Housing Facility, using existing shuttle service to the campus.

b. Phase II (Years 2 To 4 [Anticipated 2009 To 2012])

Phase II involves 19 months of construction within a three-year timeframe (leaving approximately 17 months with no construction activity). Construction would focus on the pad areas where new construction related to Phase II would already be occurring. Buildings would be enclosed by approximately month 11, and the remaining time would involve interior finish work. According to the College, the construction staging area for Phase II would be the area of the future athletic field and tennis courts and would involve approximately ten construction workers at the beginning stage of Phase II, increasing to approximately 100 construction workers. During the peak period of Phase II, temporary parking and staging would also occur at the existing location of the athletic field at the east end of the campus. Further, approximately 20 parking spaces at the east parking lot would be used to accommodate the construction of new buildings on the east side of the campus. If the parking and staging areas are insufficient, remaining construction workers would be instructed to park at the PV North Housing Facility and ride the shuttle to the campus. If construction occurs during the summer when school is not in session, or during breaks in the academic calendar, then existing on-site parking would be used by construction workers.

c. Phase III (Years 5 To 8 [Anticipated 2013 To 2015])

Phase III involves 14 months of construction within a two-year timeframe (leaving approximately 10 months with no construction activity). Similar to Phase II, construction during Phase III would focus on those areas where new buildings are proposed (i.e., Residence Halls, Fine Arts addition and Administrative Building addition). Buildings would be enclosed by approximately month 11, and the remaining time would involve interior finish work. The staging area for Phase III would be on a small portion of the west parking lot. The number of spaces needed during this phase would reduce parking availability for other campus functions by approximately 17 spaces.

According to the College, Phase III construction would start with approximately ten construction workers increasing to approximately 100 workers during the peak periods of construction. Construction parking and staging would occur on the existing athletic field at the east end of the campus. During the peak period of Phase III, additional construction parking and staging would occur between the academic building and Residence Halls, which would be under construction in this Phase. If the parking and staging areas were insufficient, remaining construction workers would be instructed to park at the PV North Housing Facility and take the shuttle to the campus. If construction occurs during the summer when school is not in session, or breaks in the academic calendar, then existing on-site parking would be used.

It is estimated that the total construction time within the eight-year phasing timeframe would be approximately three years (36 months).

B. Updated Project Description

Since conclusion of the Draft EIR public comment period in January 2008, the applicant has updated certain components of the project plans that include, in some cases, refinements that respond to comments raised during the comment period on the Draft EIR (see attached letter). The following is a summary of the updates now being proposed to the project described above:

Library Building – The basic footprint and square footage (26,710 sq. ft.) of the library building are proposed to remain the same. The proposed roof ridgeline will remain at or below the original proposal with the exception of the entry rotunda which is proposed to be lowered by 5-feet. The remaining revisions are contained within the interior of the building consisting of relocating the lecture hall to the north end of the building, situating the reading area near the south side of the building, and creating an interior “living area” and study rooms. An exterior patio has also been added to the east side of the building. The library is shown in updated Visual Simulation No. 16 (no landscaping).

Athletic Facility - The basic footprint, square footage (33,243 square feet), and structure height (45-feet) would remain the same. The proposed changes are confined to the interior configuration of the building. Specifically relocating the storage area to accommodate faculty offices and moving the bookstore to the northeast corner of the building. Furthermore, the pool would be accessed from the outdoor plaza by a stepped terrace, which can also serve as a seating area.

Temporary Modular Buildings – In order to operate the College with minimal disruption during construction of Phase I and II, the College is requesting to install modular buildings to temporarily house campus functions. The modular building will provide temporary space for the bookstore, faculty and administration offices, the library, health services, media and photo labs, music room, and art studios. The prefabricated modular buildings will be placed on-site after the demolition of the respective buildings and would remain until their respective buildings are constructed.

The modular buildings will be one-story at a maximum height of 15-feet, as measured from adjacent grade to the top of the highest roof ridgeline. The use of the temporary modular buildings is to be considered by the Planning Commission as part of the College's request to allow construction to be phased.

Construction Trailer and Staging Area - One construction trailer will be located on the eastern portion of the site, in the area of the existing soccer field during the phase I. The proposed construction trailer will be located in the proposed new location of the staging area. The construction staging area has moved from the original location of the proposed soccer field (western portion of the campus) to the location of the existing soccer field (eastern portion of the campus).

East Parking Lot Configuration – The eastern parking lot has been revised to address concerns raised by the San Ramon Drive neighbors in regards to visual and practical operational effects of the original parking lot. As proposed, the parking lot is terraced into two levels to better reflect the existing topography in the area. Grasscrete is being proposed to the lower parking area in order to reduce the use of paving in the view of the adjacent San Ramon neighbors. A one-way drive aisle was created to direct cars away from the adjacent San Ramon neighbors on the lower level of the parking lot to reduce the effect of car headlight impacts at night. In addition, parking spaces along the shared east property line have been relocated and replaced by a landscape buffer. The east parking lot can be seen on Visual Simulations Nos. 12 and 16 (no landscaping).

Balanced Grading - In order to reduce construction impacts, the revised grading plan proposes a balanced cut and fill on site. The revised grading plan calls for an estimated excavation of 65,000 cubic yards that when accounting for shrinkage, this quantity will result in approximately 51,000 cubic yards of fill material that will be used on-site for a total of 102,000 cubic yards of earth movement (cut and fill). As previously noted, no import/export of material would be required, excluding select fill (building material, gravel, sand and rock). The proposed maximum depth of cut is 25 feet and the maximum height of fill is 18 feet.

Landscape Plans - The landscape plans have been updated to provide for the following changes:

- **South Slope:** Planting of tree groupings on the south slope are proposed that will obscure and soften views of the residence halls above. This revision implements draft mitigation measure AES-4, which requires additional tree planting to screen the Athletic Facility and Residence Halls. South slope landscaping can be seen on Visual Simulation Nos. 2 and 3.

In addition to planting of the south slope, the College is proposing that the City consider increasing the landscaping in the median on Palos Verdes Drive East as an additional screening opportunity. The median landscaping can be seen on Visual Simulation No. 2.

- **Athletic Field Fence and Hedge:** To address concerns about errant balls reaching Palos Verdes Drive East, a seven-foot black chain link fence is proposed at the south west corner. A continuous hedge is proposed around the north, west and south sides of the field that will intertwine and envelope the fence so as to visually hide the fence. Landscaping around the soccer field can be seen on Visual Simulation No. 4.
- **East Parking Lot:** The College is proposing to increase the planting in the eastern parking lot with trees and shrubs, and grasscrete to reduce the amount of paving and provide for a more natural look to the lower portion of the parking lot. These changes can be seen in Visual Simulation Nos. 12 and 16.

Lighting - Minor changes to the lighting plan were made to provide lighting where needed, and to minimize spillover lighting impacts to adjoining properties.

Updated Slope Analysis Map – During the construction of the project silhouette, the College prepared an updated slope analysis map. The updated slope analysis map, prepared and stamped by a licensed engineer, does not change the determination that a variance is needed to allow the construction of the residence halls over an extreme slope (35% slope or steeper). However, the updated slope analysis map reveals that a small portion of the athletic facility encroaches over the extreme slope. The College is currently reviewing this issue. To address this issue, the College has the option to reduce the size of the Athletic Facility (by approximately 32 square feet, 1-foot in length along the southeastern wing), relocate the structure approximately 1-foot to the north, or apply for a variance.

The updated project plans, visual simulations, and project description is currently posted on the City's website. Staff intends to review all the project modifications and new information with the City's EIR Consultant to determine, what, if any, effect this would have on the preparation of the Final EIR, which is currently underway.

2. Project Processing Schedule

The original project processing schedule envisioned by Staff divided the public hearings into two phases. The first phase would involve consideration of the Final EIR. The second phase would involve the public hearings by the Planning Commission on the project applications. Although there is no requirement that a project be processed this way, except that action on a project occur within 180 days of any EIR certification, it was considered to be a suitable processing schedule at the time. This processing approach was previously conveyed to the City Council, the Planning Commission, the College and the community.

In light of the amount of time it will take to complete the Final EIR, it was recently reported to the City Council (July 15, 2008 and August 5, 2008) that City Staff would like

to consider modifying the project processing schedule by reviewing the project EIR and project applications concurrently. This processing schedule is not new to the City in that previous major projects, such as the Terranea Resort (formerly known as the Long Point Project), were processed this way. Under the modified processing schedule, the Commission would have the opportunity to begin reviewing the project applications and the related findings while concurrently reviewing the Final EIR.

In response to Staff's suggested modification to the project processing schedule, the City received an objection letter from the neighborhood organization, CCC/ME (see attached letter). The CCC/ME is requesting that the Commission continue processing the project in two phases as originally envisioned because they believe that the EIR should first be certified before serving as a reference guide during the processing of the project applications.

Regardless of the processing schedule a project undergoes, according to CEQA, a project application cannot be acted on without first taking action on the environmental assessment. In this case, the Marymount EIR must first be certified prior to rendering a decision on the project applications.

It should be pointed out that any revisions or modifications to a project that occur after the certification of an EIR, and that result in environmental impacts that are determined to be equal to or less than the impacts analyzed in the certified EIR, will require the preparation of an addendum. Environmental impacts resulting from a project revision or modification that are greater than the impacts analyzed in the certified EIR or not adequately analyzed in the certified EIR will require the preparation of a supplement to the Final EIR.

With the anticipated release of the Final EIR in October 2008, the following is the proposed processing schedule for the Planning Commission:

- October 28, 2008 – Public Hearing on the Final EIR (including Responses to Comments)
- November 25, 2008 – Public Hearing on the Project Applications and Final EIR
- December 8, 2008 – Public Hearing on the Project Applications
- January 13, 2008 - Commission decision on the EIR Certification and Project Applications

The meeting dates listed above is based on available agendas. If additional public hearings are needed to review the project, the Commission may wish to conduct special adjourned meetings for this project.

As such, City Staff is requesting feedback and direction from the Commission as to how they envision proceeding with the project processing schedule.

ENVIRONMENTAL ASSESSMENT

As previously reported, according to the California Environmental Quality Act (CEQA), the proposed project requires the preparation of an Environmental Impact Report. The environmental review process, currently underway, involves the following four basic steps:

- Preparation and Circulation of the Notice of Preparation and Initial Study
- Preparation and Circulation of Draft EIR
- Preparation of Responses to Comments on the Draft EIR
- Preparation and Consideration of the Final EIR

Thus far, the first two steps noted above for the Marymount College EIR have been completed and project EIR is currently in the middle of step three.

Since the close of the comment period on the Draft EIR in January 2008, staff and the City's consultant have been working on completing the "Responses to Comments" component of the Final EIR. This task consists of the EIR consultant coordinating with various sub-consultants and Staff to obtain information on specific comments, forwarding draft responses for City Staff to review, and then refining the responses. In addition, certain responses cannot be completed until the City initiated third-party independent review of the traffic study is finished so that information, as appropriate, can be included in the responses to comments. Due to the sheer volume of comments (over 200), the extent of the responses, and the timing for completion of the third-party traffic review, the Responses to Comments are anticipated to be completed in early October 2008, at which time Final EIR will be made available to the public and hearings on its certification can begin.

ADDITIONAL INFORMATION

Code Consideration and Analysis

The proposed project, including the updated project plans, requires the processing of the following four applications:

- A. Conditional Use Permit No. 9 Revision "E"
- B. Variance
- C. Grading Permit
- D. Master Sign Permit

Attached to this Staff Report is a summary of the required project applications with the listing of the findings of fact that will be the subject of analysis in future staff reports. This information is being provided to the Commission to facilitate the preparation for the upcoming review of the project plans. Pursuant to the City's Development Code, the

Planning Commission has the final approval authority for the application package. Therefore, the application would only be heard by the City Council if the Planning Commission's decision is appealed.

Future Public Hearings

At the conclusion of tonight's hearing, Staff is requesting that the Commission continue the public hearing to its October 28, 2008 meeting. Regardless of the processing schedule selected by the Commission, Staff envisions this meeting to be on the Final EIR. The EIR consultants will be in attendance that evening to facilitate the discussion and review of the Final EIR.

Public Notice

A public notice announcing the date and time of the pre-screening workshop was published on August 23, 2008 in the *Peninsula News*. Additionally, a public notice was sent to property owners within a 500-foot radius of the project site, interested parties, and list-serve subscribers.

Public Comments

At this time, the City has received eighteen (18) comment letters. The Comments are attached for the Commission's review and will be addressed in future Staff Reports on the analysis of the project applications.

Community Meeting

The College has informed the City that they will be conducting an open house on Thursday, September 4, 2008 between 6pm and 8pm (see attached flyer). The purpose of the open house is to present the revised project plans and to answer questions regarding the project. The open house will be held in the chapel and is open to the general public.

Requests for Additional Time to Speak at the September 9th Meeting

The City has received two requests, from Marymount College and the neighborhood organization, referred to as Concerned Citizens Coalition / Marymount Expansion (CCC/ME), for additional time to give their respective comments on the project (see attachment). The College is requesting a total of 40 minutes and the CCC/ME is requesting 15 minutes. Pursuant to the adopted Planning Commission Rules, it will be up to the Chair of the Planning Commission on how the requests will be accommodated.

Planning Commissioners within a 500-foot Radius

Although residing outside the 500-foot radius, Commissioner Perestam and Commissioner Ruttenberg have recused themselves from participating in the hearing process for this project because they may be impacted by the project.

Project Silhouette

As the Commission may recall, the College voluntarily constructed a silhouette for the proposed Athletic Facility, Library and Residence Halls. The silhouette was available for viewing purposes between December 17, 2007 and January 25, 2008. In order to maximize the viewing opportunity of the silhouette the Planning Commission held an adjourned on-site meeting on Saturday, January 19, 2008 to view the silhouette. Photos of the silhouette were taken by Staff and will be made available as a resource at future Commission meetings.

Attachments:

- Code Consideration and Analysis (list of findings)
- College Letter
- Updated Project Plans
- Updated Visual Simulations
- Updated Project Description Excerpt (prepared by the College)
- Code Consideration and Analysis (Findings) Excerpt
- Requests for Additional Time to Speak
 - College's Requests
 - CCC/ME's Requests
- CCC/ME Letter regarding Project Schedule
- Public Comments

Code Consideration and Analysis

The proposed project, including the updated project plans described above, requires the processing of the following four applications:

- A. Conditional Use Permit No. 9 Revision "E"
- B. Variance
- C. Grading Permit
- D. Master Sign Permit

The following is a summary of the required project applications with the listing of the findings of fact that will be the subject of analysis in future staff reports. This information is being provided to the Commission to facilitate the preparation for the upcoming review of the project plans. Pursuant to the City's Development Code, the Planning Commission has the final approval authority for the application package. Therefore, the application would only be heard by the City Council if the Planning Commission's decision is appealed.

A. Conditional Use Permit No. 9 Revision "E"

The applicant is requesting a revision to the existing Conditional Use Permit to allow the College facilities to be expanded and to modify the operation of the College. In considering a Conditional Use Permit application, Development Code Section 17.60.050 requires the Planning Commission to make six (6) findings in reference to the property and uses under consideration. (Development Code language is **boldface**, followed by Staff's analysis in normal type):

1. **The site is adequate in size and shape to accommodate said use and for all of the yards, setbacks, walls or fences, landscaping and other features required by this title [Title 17 "Zoning] or by conditions imposed under this section [Section 17.60.050] to adjust said use to those on abutting land and within the neighborhood.**
2. **The site for the proposed use relates to streets and highways sufficient to carry the type and quality of traffic generated by the subject use.**
3. **In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.**
4. **The proposed use is not contrary to the General Plan.**
5. **If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control**

Districts) of this title [Title 17 “Zoning”], the proposed use complies with all applicable requirements of that chapter.

6. **Conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed [including but not limited to]: setbacks and buffers; fences or walls; lighting; vehicular ingress and egress; noise, vibration, odors and similar emissions; landscaping; maintenance of structures, grounds or signs; service roads or alleys; and such other conditions as will make possible development of the City in an orderly and efficient manner and in conformity with the intent and purposes set for in this title [Title 17 “Zoning”].**

- A. Lighting
- B. Vehicular Ingress and Egress
- C. Noise, Vibration, Odors and Similar Emissions
- D. Landscaping
- E. Maintenance of Structures, Grounds and Signs
- F. National Pollutant Elimination System (NPDES)

B. Variance

The College is requesting a Variance for the following: 1) permit deviation from Code Section 17.48.060, *Extreme Slope*, to allow development/construction of a structure (i.e., both Residence Halls) on an extreme slope (grade of 35 percent or greater); 2) permit deviation from Code Section 17.50.040.C.1, *Location*, to allow the proposed parking areas to exceed the Code’s permitted distance of 150 feet from the building (i.e., Residence Hall #1) it is to serve and 3) permit deviation from Code Section 17.50.040.C.2 to allow development of a new parking area within the front-side setback area (25 feet). In considering a Variance application, Development Code Section 17.64.050 requires the Planning Commission to make the following four (4) findings in reference to the property and uses under consideration:

1. **That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district**
2. **That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district**

3. That granting the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located; and,
4. That granting the variance will not be contrary to the objectives of the general plan or the policies and requirements of the coastal specific plan.

C. Grading Permit

In order to prepare the subject property for the proposed development, the applicant requests a major grading permit to allow 102,000 cubic yards of earth movement (combined cut and fill). In considering a major grading permit, the Planning Commission must make the following criteria as set forth in Municipal Code Section No. 17.76.040.

1. The grading does not exceed that which is necessary for the permitted primary use of the lot, as defined in Chapter 17.96 (Definitions) of this title;
2. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from the viewing area of neighboring properties. In cases where grading is proposed for a new residence or an addition to an existing residence, this finding shall be satisfied when the proposed grading results in a lower finished grade under the building footprint such that the height of the proposed structure, as measured pursuant to Section 17.02.040(B) of this title, is lower than a structure that could have been built in the same location on the lot if measured from preconstruction (existing) grade;
3. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural;
4. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into the natural topography;
5. For new single-family residences, the grading and/or related construction is compatible with the immediate neighborhood character, as defined in Chapter 17.02 (Single-family Residential Districts);

- 6. In new residential tracts, the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillside areas;**
- 7. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside;**
- 8. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation;**
- 9. The grading conforms to the following standards:**
 - a. Grading on slopes equal to or exceeding thirty-five percent shall be allowed on recorded and legally subdivided lots existing as of November 25, 1975 or if within Eastview, existing as of January 5, 1983, which are not currently zoned open space/hazard, if the director or planning commission finds that such grading, as conditioned, will not threaten the public health, safety and welfare.**
 - b. No finished slopes greater than thirty-five percent shall be created, except at the point of vehicular access adjacent to driveways, as per subsection (E)(9)(f) of this section.**
 - c. Except for the excavation of a basement or cellar, a fill or cut shall not exceed a depth of five feet at any point except where the director or the planning commission determines that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary.**
 - d. No fill or cut shall be permitted on a slope exceeding fifty percent gradient, unless the grading is on a sixty-seven percent slope, allowed pursuant to subsection (E)(9)(f) of this section.**
- e. Retaining Walls.**
 - i. Unless located within the required front or street side setback, one upslope retaining wall not to exceed eight feet in height may be used. Retaining walls located in the**

required front or streetside setback shall not exceed three and one-half feet in height;

- ii. One downslope retaining wall not to exceed three and one-half feet in height may be used;**
- iii. On lots sloping with the street and other configurations not discussed above, one retaining wall not to exceed three and one-half feet may be used on each side of the lot;**
- iv. Retaining walls may be allowed up to five feet in height, adjacent to driveways, only if required for access or slope stabilization. There shall be no more than one upslope or one downslope retaining wall adjacent to driveways;**
- v. Retaining walls which are an integral part of a structure may exceed eight feet, within the building footprint;**

f. Driveways.

- i. Driveways which exceed twenty percent slope shall not be permitted except that one length, not at the point of access, of not more than ten linear feet may have a slope of up to twenty-two percent;**
- ii. Slopes not greater than sixty-seven percent may be permitted adjacent to driveways;**

D. Sign Permit

The College is requesting a Sign Permit to allow the placement of two new entry signs adjacent to the campus driveway entry. The proposed entry signs are subject to the criteria set forth in Development Code Section 17.76.050.

August 18, 2008

Mr. Ara Michael Mihranian, AICP
Principal Planner
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90275-5391

Re: ZON2005-00395 Marymount College Modernization Plan: Transmittal of Updated Plans

Dear Ara:

As you are aware, Marymount College has been working with the City for many months on its updated plans and visual simulations. These plans are refinements to the plans submitted with our original application, and in some cases respond to several issues raised by neighbors and the City during the course of the review process as discussed below. Due to the length of time that has elapsed since the original application, the College began a review of the programming requirements for the library and the athletic facility. Minor changes to the library plans and the plans for the athletic facility *within the footprint of the originally proposed buildings* were the result of recommendations made by College user focus groups. For example, with advances in technology, library interiors and space programming needs have changed in the past few years. The plan revisions are not significant new information, and have been done largely in response to comments raised in the EIR process, many by neighbors, and to further our commitment to fully disclose our intentions to the City. Below is a summary of the updated project revisions:

Library: As mentioned above, the reason the Library interior layout was revised was to address current programming requirements. The Library floor-plan is in the same footprint, and the roof height of the entry has been lowered by approximately five feet. The new space includes an informal "living room" for student use. The updated plan includes more staff offices and more group study rooms. The lecture hall was moved from the southeast corner of the building to the northern portion of the building. The library stacks and quiet reading area have been moved to the southeast corner of the building to take advantage of views. A small balcony for quiet reading is proposed on the east side. The library is shown in visual simulation 16 (no landscaping).

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PSOMAS

Mr. Ara Michael Mihranian

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August 18, 2008

Athletic Facility: Revisions to the Athletic Facility floor-plan also remain in the same footprint. The updates include a stepped terrace that will connect the pool to the south entrance of the facility and the inclusion of offices and storage between the indoor court and the existing student lounge. The bookstore proposed in that space will be located in the northern portion of the existing student union building.

Modulars: Modulars will be needed to temporarily house campus functions during Phase 1 and 2 of the construction process, and will be removed as soon as replacement buildings are completed (anticipated to be in place no more than 4 years). They will be attractive, conventional looking structures. The need for modulars became apparent during our review of the construction process this year. A description of the three locations for the modulars and a discussion of why they will not have a significant visual impact are as follows:

- **Modulars on South Side:** These structures are one story and will be in the shadow of a taller two story building. These modular units will not be visible from properties above (since they are in the shadow of the existing faculty building). They will be visible from below, but, again, are just below existing buildings. So the view is the same – people will see the base of the faculty building without the modulars, or the modulars in the foreground with the faculty building behind (the mass of the buildings does not extend above or beyond the existing faculty office building).
- **Bookstore Modular:** This is a one-story unit, and will be located next to the existing auditorium and administration building and will be below the roofline of these two buildings. From PV Drive, it will be screened by existing and new parking lot landscaping. This building will not be visible from yards of residences on San Ramon Drive.
- **Library Modular:** This unit will be located on the flat lawn area adjacent to the existing academic building and south of the auditorium. The structure will be below the height of both buildings and will not be visible from any external vantage point.

Construction Trailer: One construction trailer will be located on the eastern portion of the site, in the area of the existing soccer field.

East Parking Lot Configuration: After meeting with neighbors directly adjacent to the proposed new parking lot, revisions were made to reduce the visual and practical effects of the parking lot. Parking lot grades were adjusted to better mirror the existing topography in the area. Added grasscrete to the lower parking area is proposed in order to reduce the use of ac paving in the view of adjacent San Ramon neighbors. A

PSOMAS

Mr. Ara Michael Mihranian

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August 18, 2008

one-way drive aisle was created to direct cars away from the adjacent San Ramon neighbors on the lower level of the parking lot to reduce the effect of car headlight impacts at night. In addition, parking spaces along the shared east property line have been relocated and replaced by a landscape buffer. The east parking lot can be seen on visual simulations 12 and 16 (no landscaping).

Balanced Grading: In order to reduce construction impacts, the revised grading plan proposes a balanced cut and fill on site. The revised plans take into consideration the recommendations of the Soils Engineer and will involve over-excavation and re-compaction on site. As shown on the revised grading plan, excavation is estimated at 65,000 cubic yards. Allowing for shrinkage, this quantity will result in approximately 51,000 cubic yards of fill material that will all be used on-site.

Landscape Plans : The landscape plans have been updated to provide for the following changes:

- **South Slope:** Planting of tree groupings on the south slope are proposed that will obscure and soften views of the residence halls above. This revision implements draft mitigation measure AES-4, which requires additional tree planting to screen the Athletic Facility and Residence Halls. Rather than wait until the time of the building permit application, the College felt that it was important to make this change to the landscape plan. As can be seen on the updated visual simulations of the south slope, the additional screening reduces the visual impacts to a less than significant level compared to recent City projects where there is significant visual change, such as the Trump development and the Terranea resort complex, currently under construction. South slope landscaping can be seen on visual simulations 2 and 3.

In addition to planting of the south slope, it is noted that there is an additional screening opportunity in the median on Ganado Drive, and we have included a visual simulation which shows a representative planting. We are seeking the City's input on this idea, and, if implemented, we would adhere to a City approved tree list.

- **Soccer Field Fence and Hedge:** To address concerns about the possibility that a stray soccer ball could reach Palos Verdes Drive East, a seven-foot black chain link fence is proposed at the south west corner as marked on the exhibit included in the revised plan set. A continuous hedge is proposed around the north, west and south sides of the field. The hedge will envelope the fence. Landscaping around the soccer field can be seen on visual simulation 4.

PSOMAS

Mr. Ara Michael Mihranian

Page 4

August 18, 2008

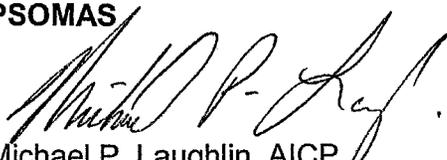
- **East Parking Lot:** Since the configuration of the east parking lot has changed, changes to the landscaping were also made. This area will be generously planted with trees and shrubs, and grasscrete is proposed to reduce the amount of paving and provide for a more natural look to the lower portion of the parking lot. Landscaping was designed so as not to block existing views of neighbors toward the ocean. These changes can be seen in visual simulations 12 and 16.

Lighting: Minor changes to the lighting plan were made to provide lighting where needed, and to minimize spillover lighting impacts to adjoining properties.

In conclusion, the project plans were updated to address some of the concerns that have been raised during the EIR process and to better reflect the current needs of the College.

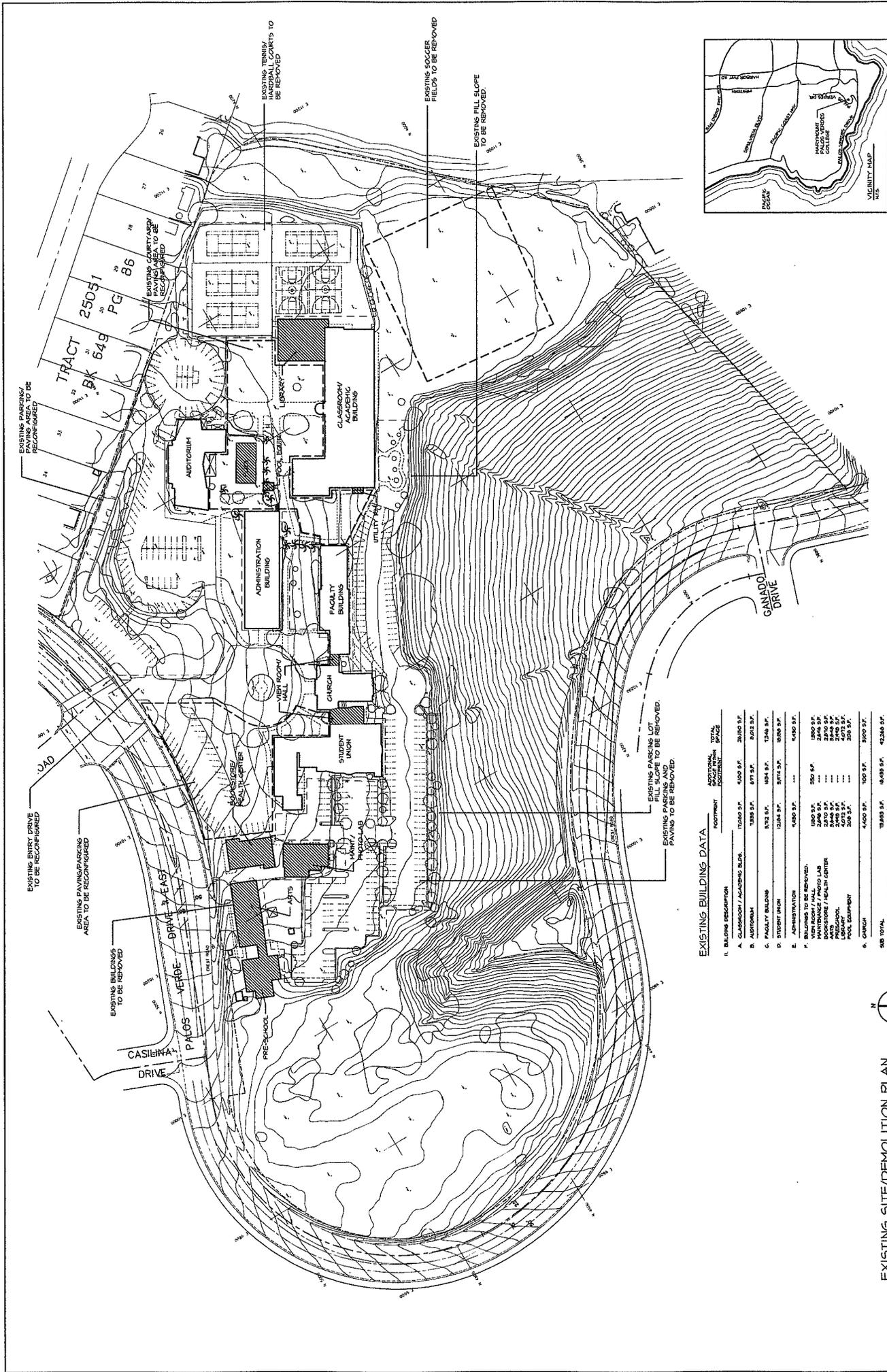
Sincerely,

PSOMAS



Michael P. Laughlin, AICP
Senior Project Manager

cc: Joel Rojas, City of Rancho Palos Verdes
Dr. Michael Brophy, Marymount College
Shaida Kafe-ee, Marymount College
Scott Boydston, AIA, Rasmussen and Associates



EXISTING BUILDING DATA

BUILDING DESCRIPTION	FOOTPRINT	ADDITIONAL FOOTPRINT	TOTAL FOOTPRINT
A. CLASSROOM / ACADEMIC BLDG.	17,500 S.F.	1,000 S.F.	24,800 S.F.
B. AUDITORIUM	12,838 S.F.	871 S.F.	8,202 S.F.
C. FACULTY BUILDING	3,172 S.F.	100 S.F.	12,548 S.F.
D. STUDENT UNION	12,848 S.F.	515 S.F.	9,038 S.F.
E. ADMINISTRATION	1,450 S.F.	...	4,400 S.F.
F. BUILDINGS TO BE REMOVED:			
VETERAN / HALL	1,800 S.F.	500 S.F.	1,800 S.F.
WORKSHOP / PHOTO LAB	2,210 S.F.	...	2,210 S.F.
BOOKSTORE / HEALTH CENTER	2,700 S.F.	...	2,700 S.F.
PRE-SCHOOL	2,700 S.F.	...	2,700 S.F.
POOL EQUIPMENT	2,500 S.F.	...	2,500 S.F.
G. GARAGE	4,400 S.F.	150 S.F.	3,600 S.F.
SUB TOTAL	73,653 S.F.	16,439 S.F.	42,249 S.F.
BUILDINGS TO BE REMOVED	17,672 S.F.	300 S.F.	19,772 S.F.
TOTAL EXISTING TO REMAIN	60,441 S.F.	16,239 S.F.	42,249 S.F.

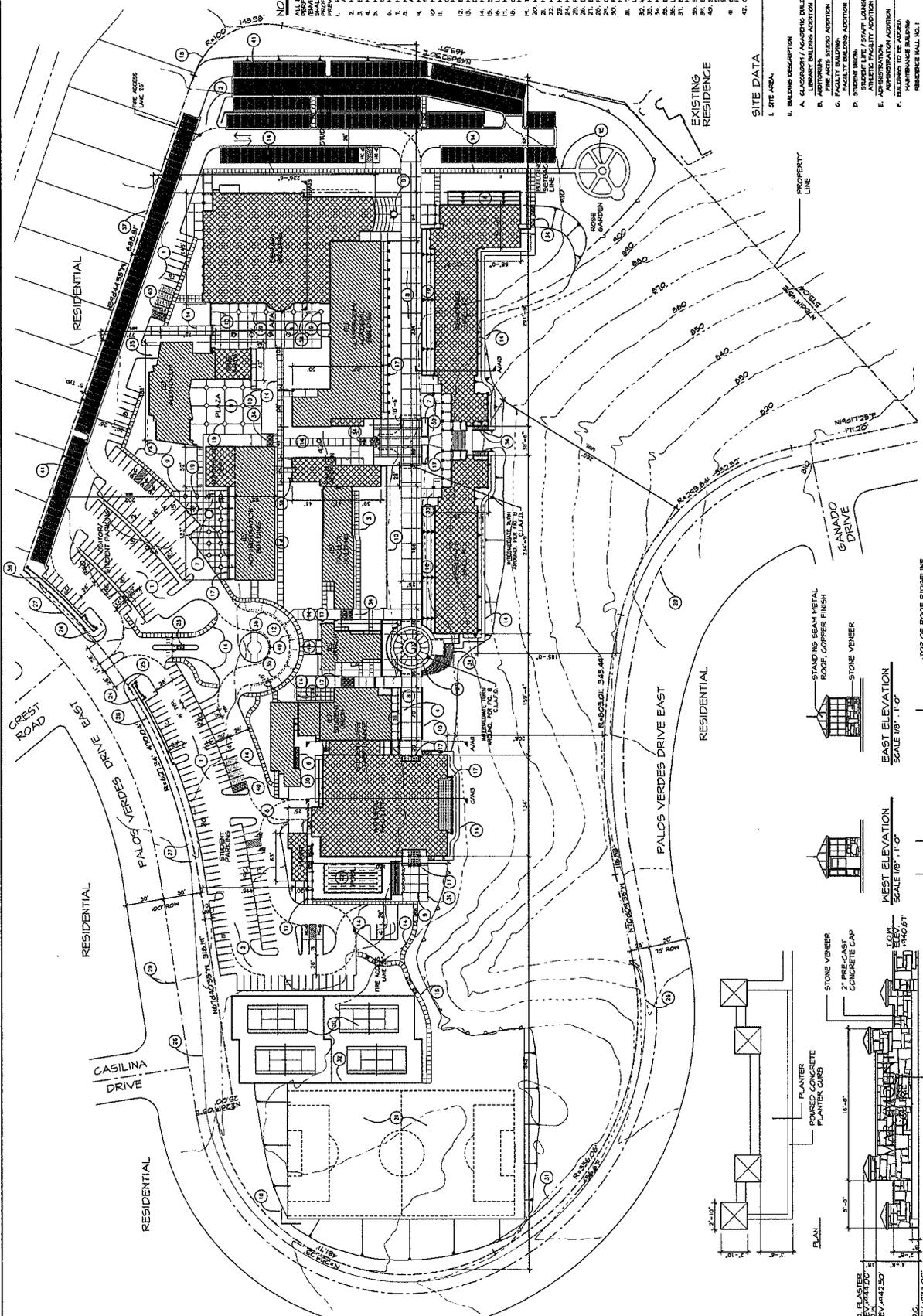
EXISTING SITE/DEMOLITION PLAN
SCALE: 1" = 30'



MARYMOUNT COLLEGE
RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2006

RASMUSSEN & ASSOCIATES
Landscape Architecture
interiors



NOTE LEGEND

- ALL EXTERIOR LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA ENERGY EFFICIENCY ACT (CEEA). ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND SCREENED FROM ADJACENT PROPERTIES. A "WASH" IN THE NIGHT SKY SHALL BE PROVIDED FOR ALL EXTERIOR LIGHTING. UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING SHALL BE PROVIDED WITH A "WASH" IN THE NIGHT SKY. UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING SHALL BE PROVIDED WITH A "WASH" IN THE NIGHT SKY.
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 42. ASPHALT PAVING WITH 18" GRANULAR BASE AND 18" GRANULAR SUB-BASE.

SITE DATA

ITEM	DESCRIPTION	FOOTPRINT	ADDITIONAL	TOTAL
1.	SITE AREA			24.87 ACRES
2.	CLASSROOM / AUDITORIUM BUILDING	28,700 S.F.		28,700 S.F.
3.	LIBRARY BUILDING ADDITION	28,700 S.F.		28,700 S.F.
4.	ARTS CENTER BUILDING ADDITION	10,000 S.F.		10,000 S.F.
5.	SCIENCE BUILDING ADDITION	10,000 S.F.		10,000 S.F.
6.	PHYSICAL EDUCATION BUILDING ADDITION	10,000 S.F.		10,000 S.F.
7.	ATHLETIC FACILITY ADDITION	10,000 S.F.		10,000 S.F.
8.	ADMINISTRATION BUILDING ADDITION	10,000 S.F.		10,000 S.F.
9.	STUDENT UNION BUILDING ADDITION	10,000 S.F.		10,000 S.F.
10.	CAFETERIA BUILDING ADDITION	10,000 S.F.		10,000 S.F.
11.	RESIDENCE HALL NO. 1	10,000 S.F.		10,000 S.F.
12.	RESIDENCE HALL NO. 2	10,000 S.F.		10,000 S.F.
13.	GALLERY	10,000 S.F.		10,000 S.F.
14.	TOTAL BUILDING S.F. TO BE ADDED	100,000 S.F.		100,000 S.F.

LEGEND

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPERTY LINE
- EXISTING RESIDENCE

PROPOSED MASTER SITE PLAN

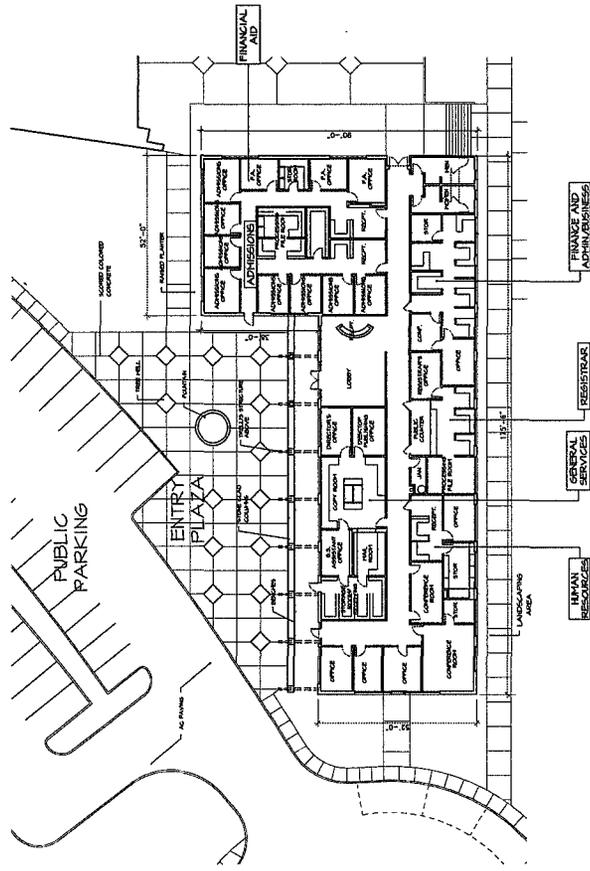
SCALE: 1/8" = 1'-0"

MARYMOUNT COLLEGE
RANCHO PALOS VERDES, CALIFORNIA

RASMUSSEN & ASSOCIATES
Architects
Interiors

JULY 10, 2008

A2



SQUARE FOOTAGE
 REMODEL 9450 SF.
 ADMISSIONS OFFICE ADDITION 2000 SF.
 TOTAL 11450 SF.



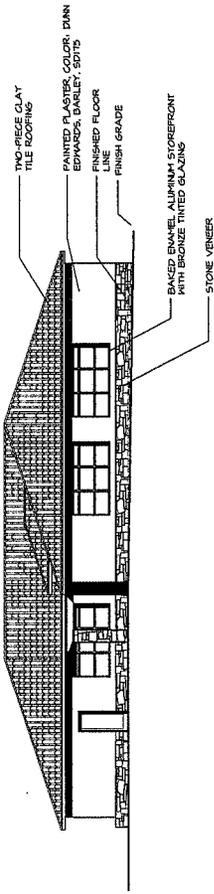
FLOOR PLAN
 SCALE 1/8" = 1'-0"

ADMINISTRATION BUILDING

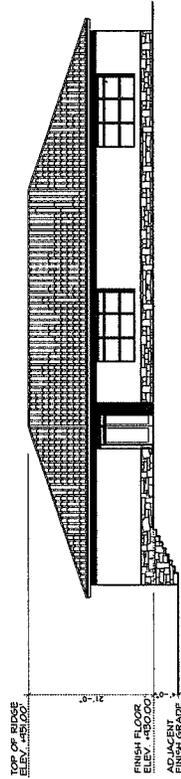
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2008

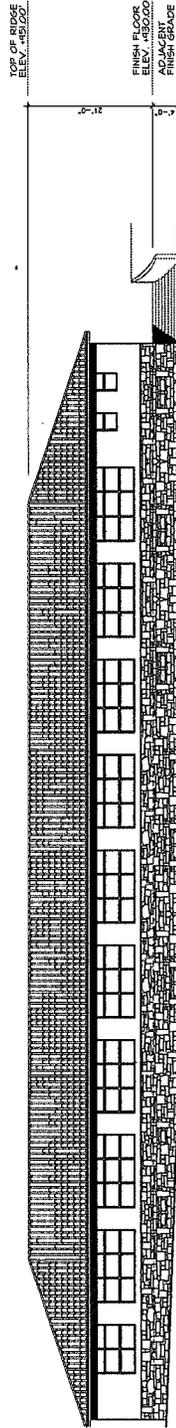
RASMUSSEN & ASSOCIATES
 Architectural
 Planning
 Interiors



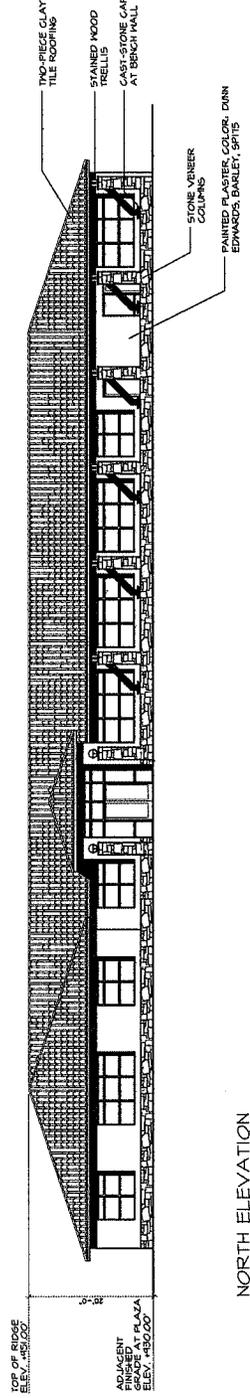
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

ADMINISTRATION BUILDING

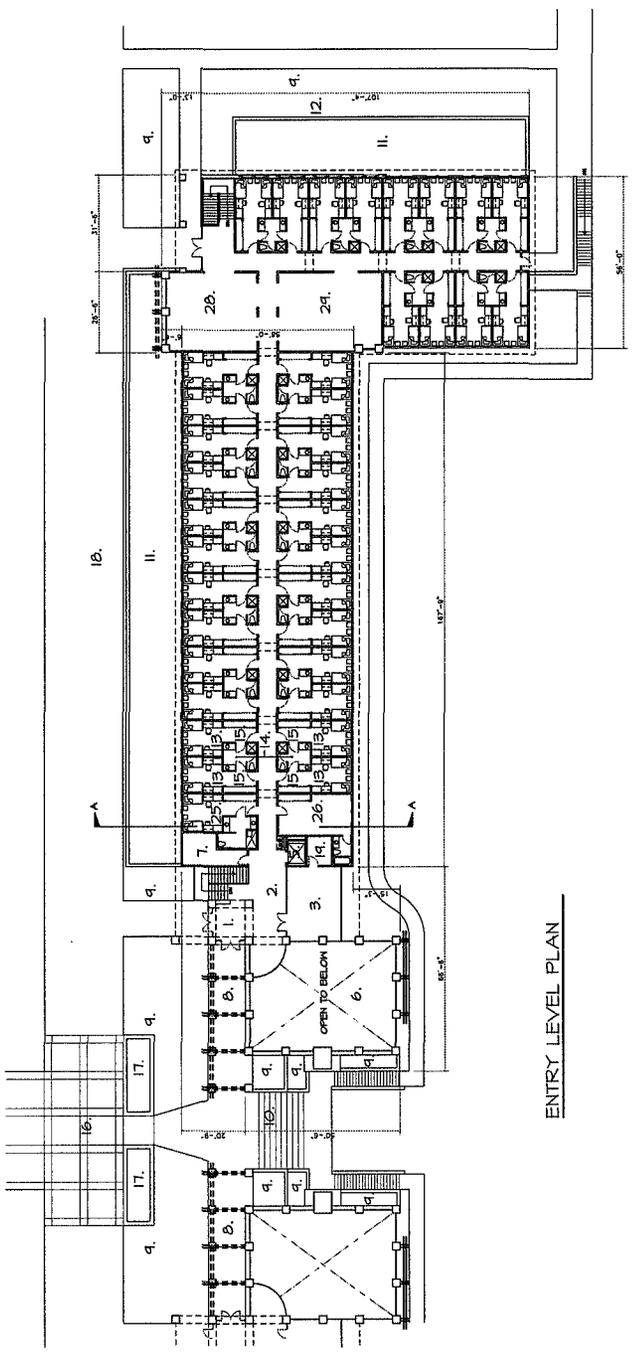
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

OCTOBER 30, 2007

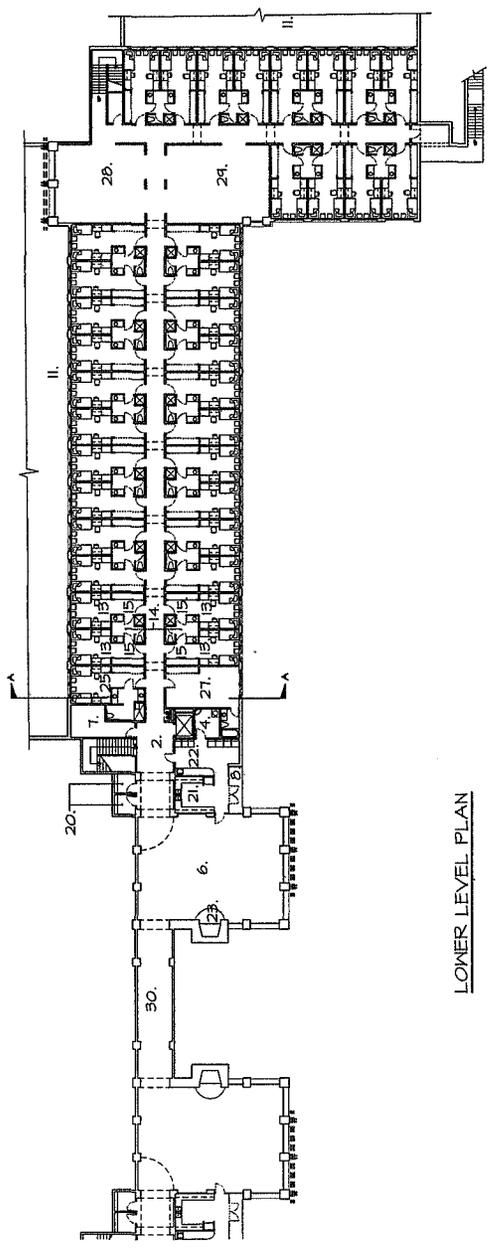
RASMUSSEN & ASSOCIATES

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Planning
Interiors

A4



ENTRY LEVEL PLAN



LOWER LEVEL PLAN



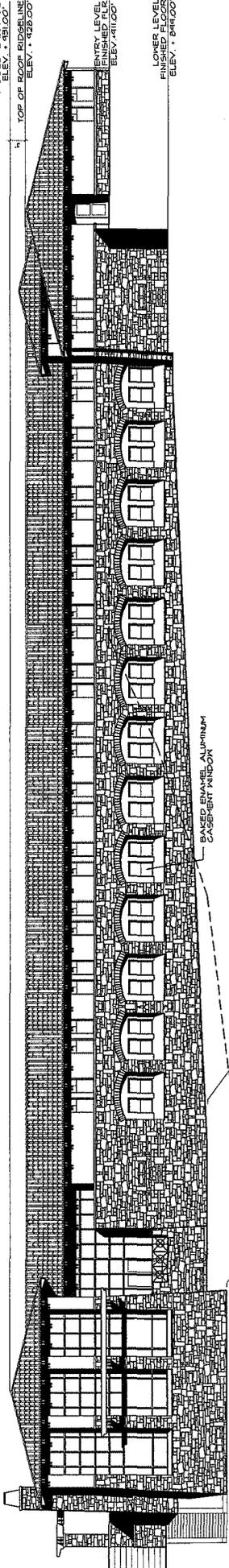
FLOOR PLANS
SCALE 1/8" = 1'-0"

SQUARE FOOTAGE

RESIDENCE HALL NO. 1 (85 ROOMS - 101 STUDENTS, 1 ADULT)	
ENTRY LEVEL	12,412 S.F.
LOWER	12,426 S.F.
TOTAL	24,838 S.F.
RESIDENCE HALL NO. 2 (76 ROOMS - 114 STUDENTS, 1 ADULT)	
ENTRY LEVEL	16,418 S.F.
LOWER	14,339 S.F.
TOTAL	30,757 S.F.
GALLERY	660 S.F.
TOTAL	660 S.F.

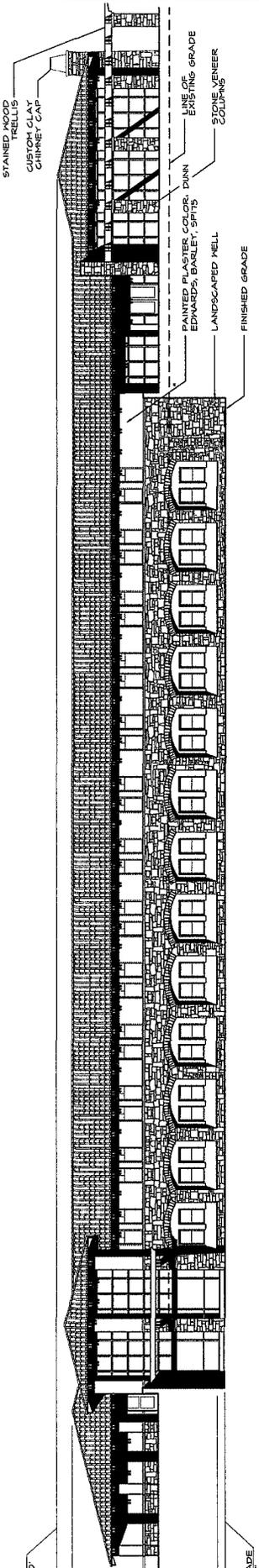
- LEGEND
- 1. ENTRY HALL
 - 2. MAIN HALL
 - 3. STUDY ROOM
 - 4. MECHANICAL/JANITOR ROOM
 - 5. ELEVATOR
 - 6. STORAGE
 - 7. STORAGE
 - 8. LOGGIA
 - 9. LANDSCAPED AREA
 - 10. OVERLOOK
 - 11. LANDSCAPED TERRACE
 - 12. STONE MALL
 - 13. PATIO
 - 14. BATHROOM
 - 15. CLOSET
 - 16. PLAZA
 - 17. FOUNTAIN
 - 18. MAIN HALL
 - 19. ELECTRICAL/ELEVATOR ROOM
 - 20. TELEPHONE ROOM
 - 21. PANTRY
 - 22. LAUNDRY ROOM
 - 23. PATIO
 - 24. PATIO
 - 25. STUDENT ROOM - HANDICAPPED (DOUBLE OCCUPANCY)
 - 26. RESIDENT ASSISTANT - STUDENT (DOUBLE OCCUPANCY)
 - 27. RESIDENT ASSISTANT - ADULT (SINGLE OCCUPANCY)
 - 28. ACTIVITY ROOM
 - 29. GALLERY
 - 30. GALLERY

TOP OF ROOF RIDGELINE LOWWSE
ELEV. + 428.00
TOP OF ROOF RIDGELINE
ELEV. + 428.00
FINISHED FLOOR
ELEV. + 410.00
LOWER LEVEL
FINISHED FLOOR
ELEV. + 394.00



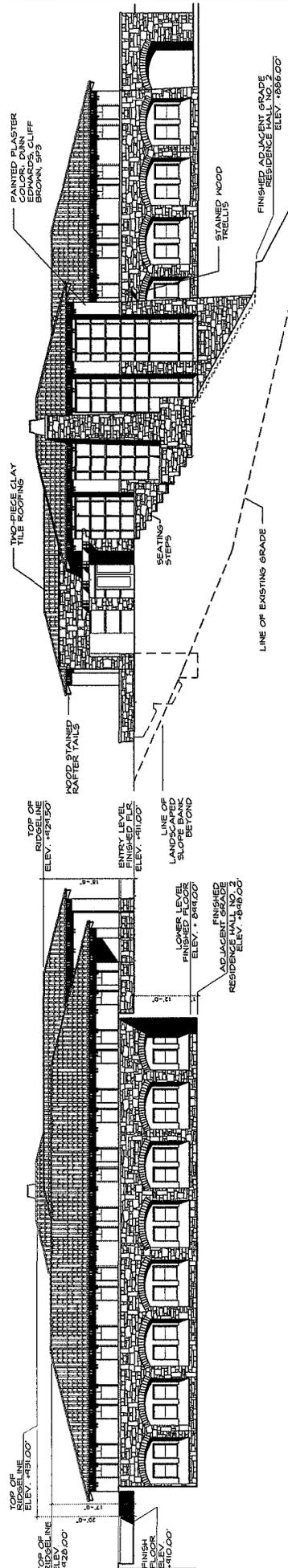
SOUTH

TOP OF ROOF RIDGELINE
ELEV. + 431.00
TOP OF ROOF
ELEV. + 429.00
ENTRY
FIN. FLR
ELEV. + 410.00
LOWER
LEVEL
ELEV. + 394.00
ADJACENT GRADE
ELEV. + 396.00



NORTH

TOP OF RIDGELINE
ELEV. + 421.50
ENTRY LEVEL
FINISHED FLOOR
ELEV. + 410.00
LINE OF LANDSCAPE SLOPE BAND BEYOND
LOWER LEVEL
ELEV. + 394.00
ADJACENT GRADE
ELEV. + 396.00
FINISHED ADJACENT GRADE
ELEV. + 396.00



EAST

WEST

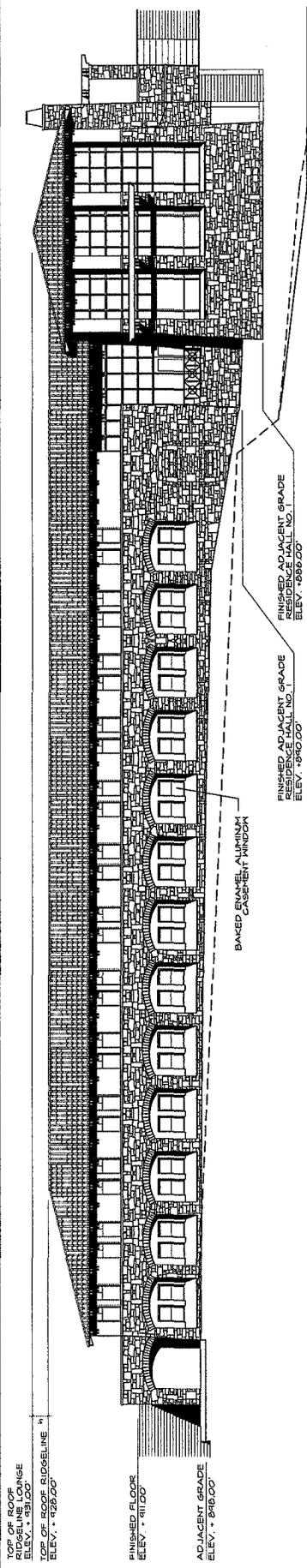
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

RESIDENCE HALL - NO. 2
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

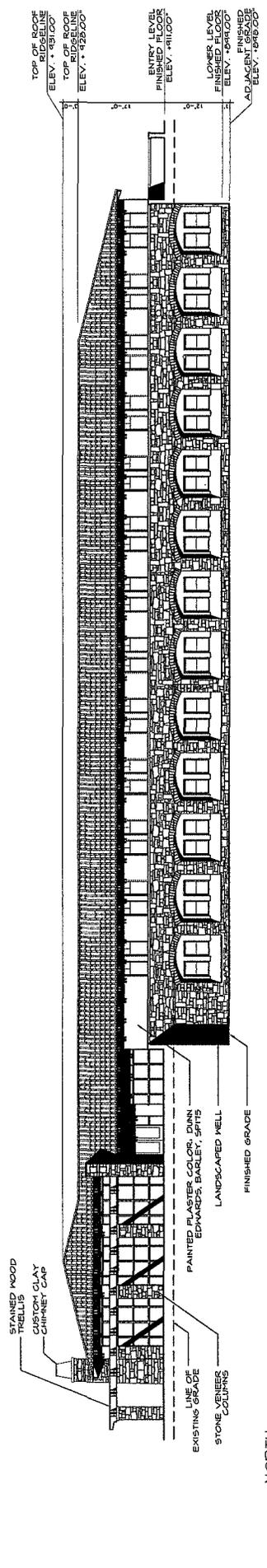
RASMUSSEN & ASSOCIATES
Planning
Interiors

OCTOBER 30, 2007

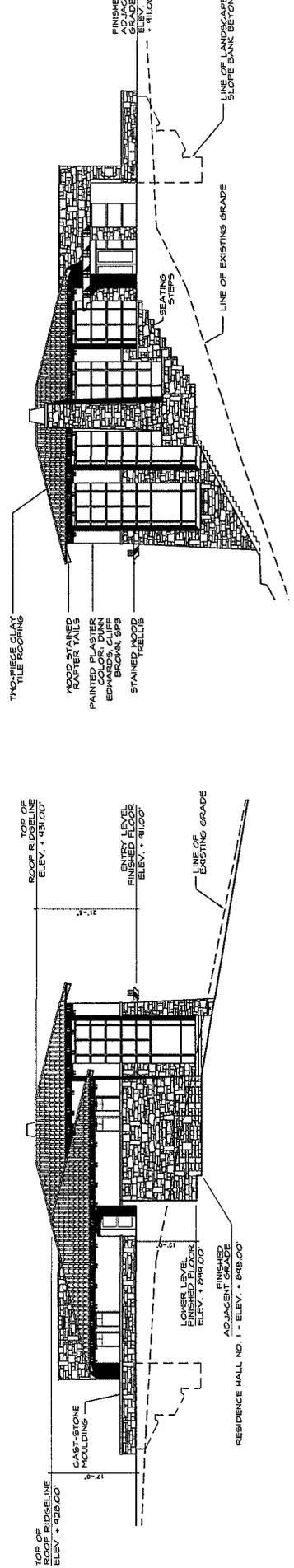
A6.1



SOUTH



NORTH



WEST

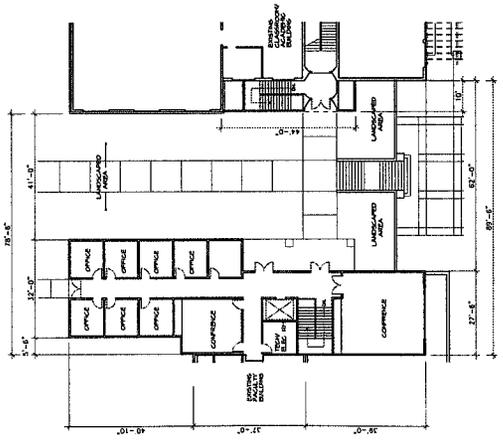
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

EAST

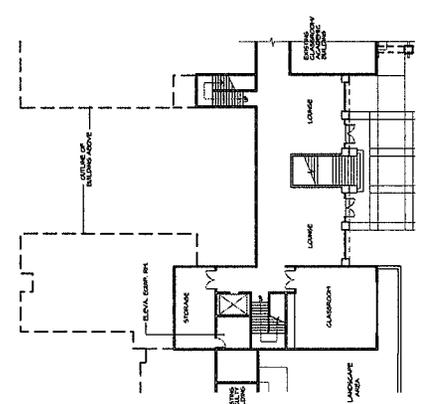
RESIDENCE HALL - NO. 1
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

OCTOBER 30, 2007
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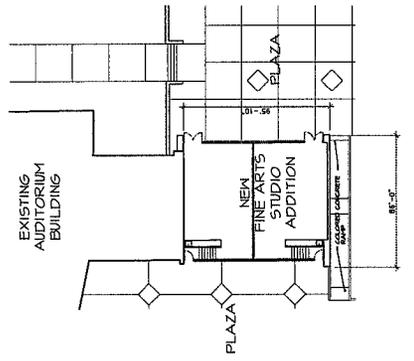
A6.2



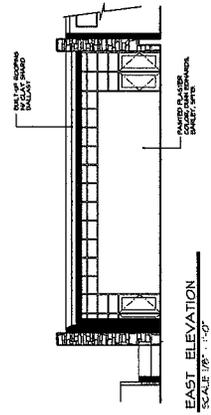
FIRST FLOOR - FACULTY ADDITION
 SCALE 1/8" = 1'-0"
 NEW SQUARE FOOTAGE
 4,036 SF.
 5,411 SF.
 7,485 SF.
 TOTAL



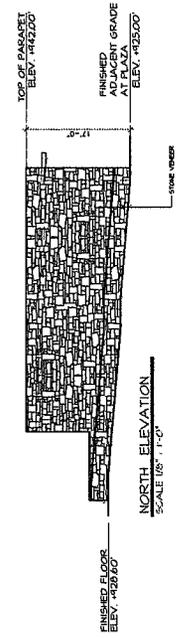
LOWER FLOOR - FACULTY ADDITION
 SCALE 1/8" = 1'-0"



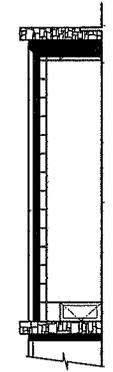
FIRST FLOOR - FINE ARTS STUDIO ADDITION
 SCALE 1/8" = 1'-0"
 NEW SQUARE FOOTAGE
 1,845 SF.
 1,845 SF.
 TOTAL



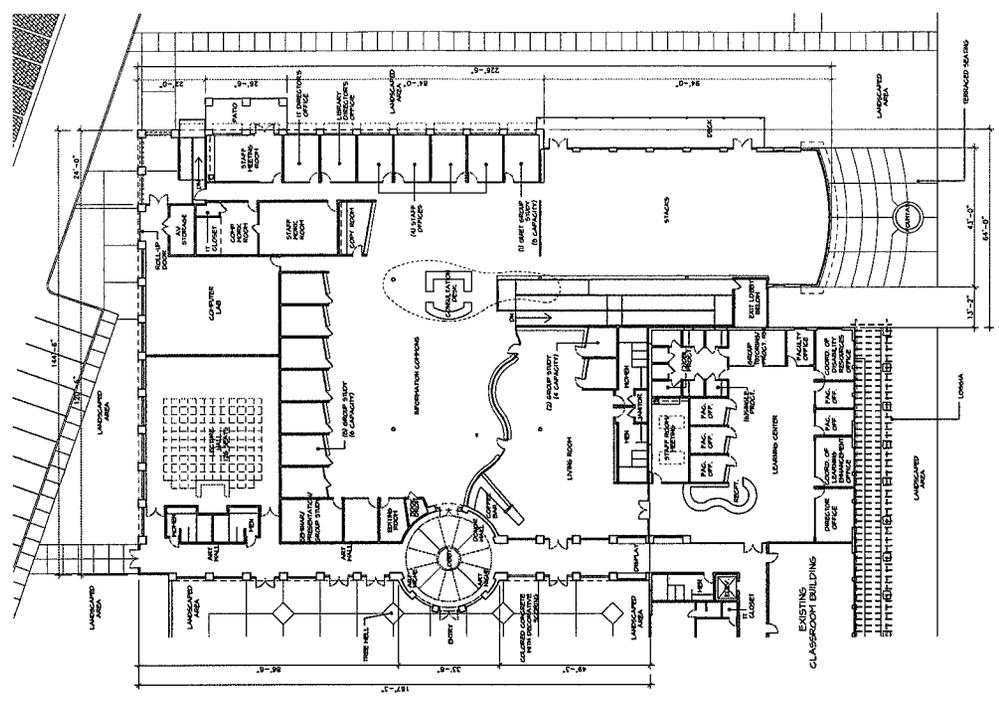
EAST ELEVATION
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
 SCALE 1/8" = 1'-0"



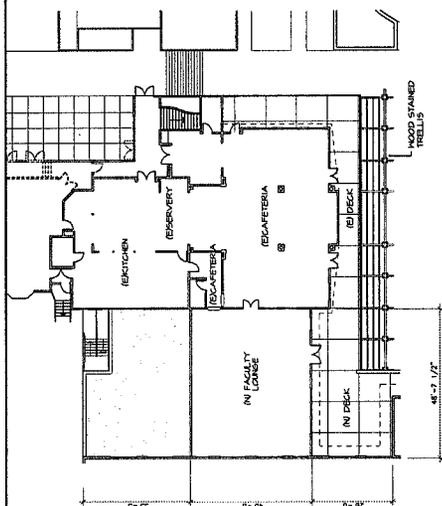
WEST ELEVATION
 SCALE 1/8" = 1'-0"



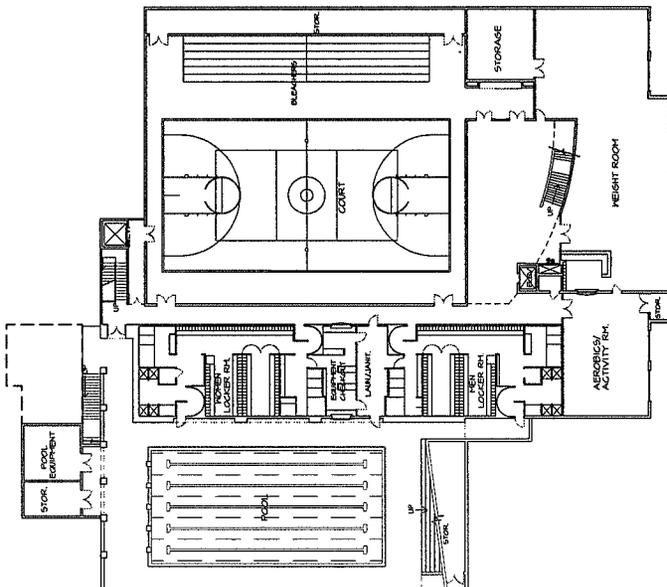
NEW SQUARE FOOTAGE
 FIRST FLOOR 26,710 SF.



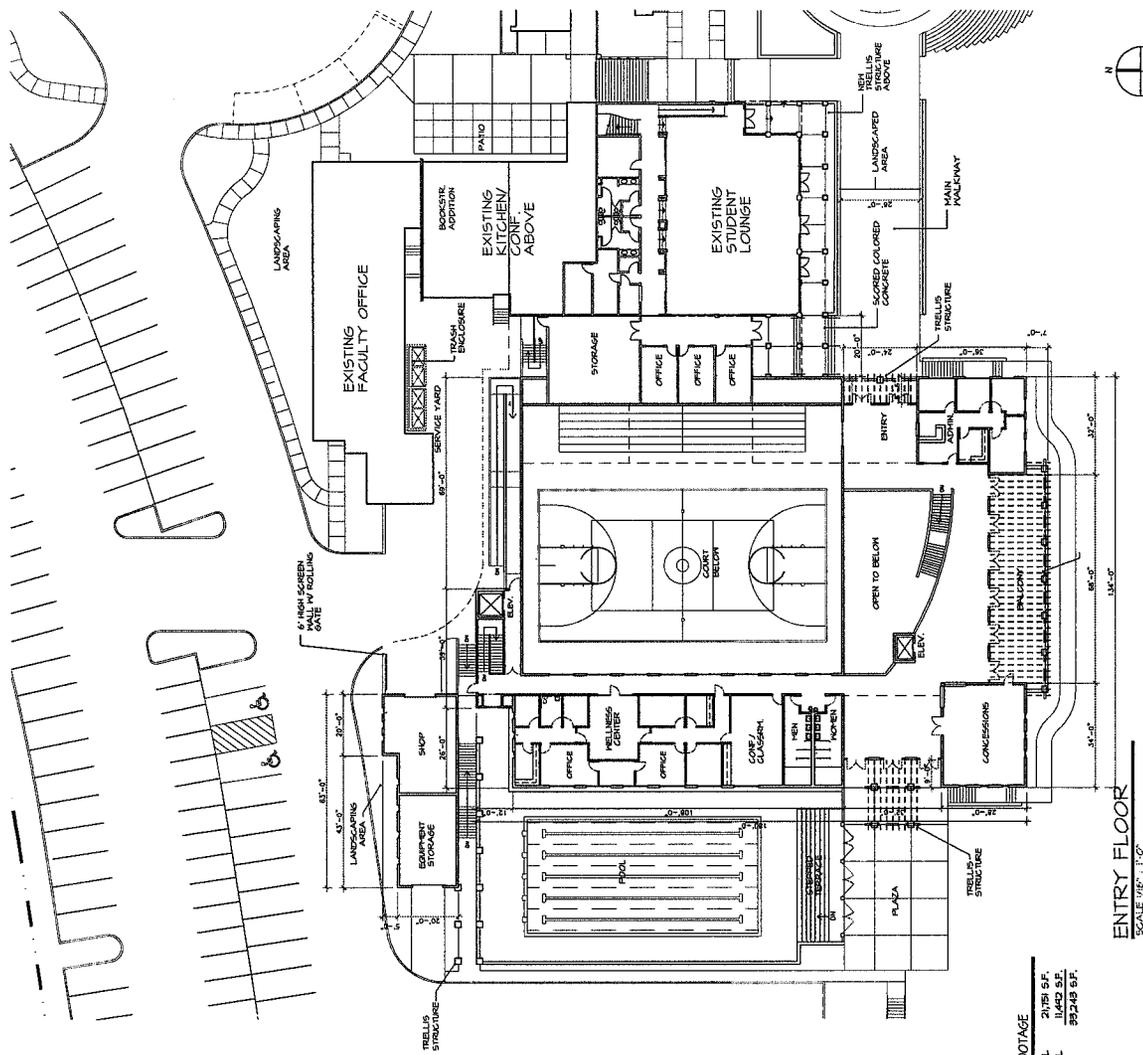
FIRST FLOOR - LIBRARY
 SCALE 1/8" = 1'-0"



UPPER LEVEL STUDENT UNION
 SCALE 1/8" = 1'-0"
 SQUARE FOOTAGE
 BOOKSTORE 1,410 S.F.
 FACILITY DINING 1,410 S.F.
 FACILITY DINING 3,492 S.F.



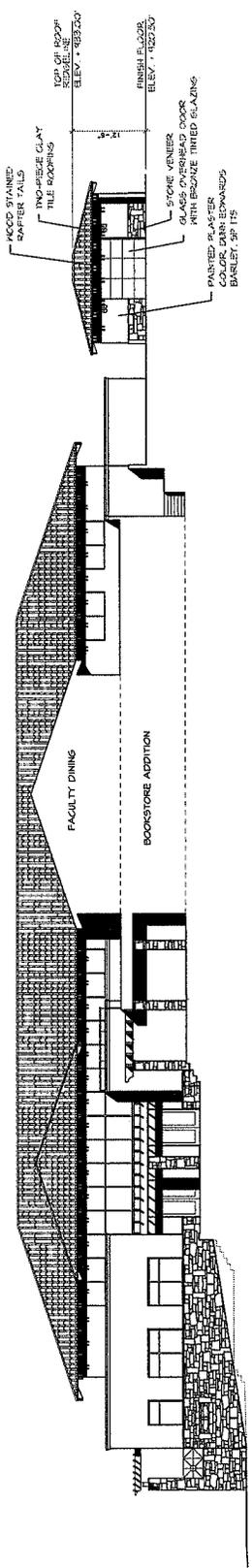
LOWER LEVEL
 SCALE 1/8" = 1'-0"



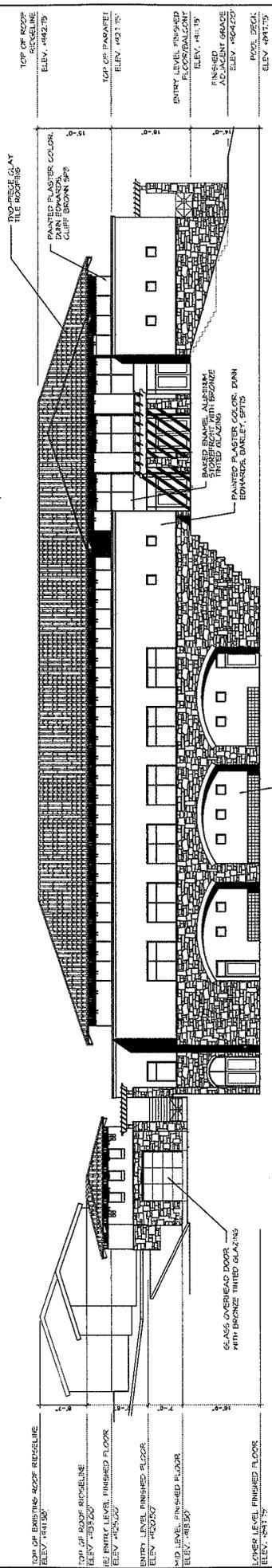
SQUARE FOOTAGE
 ENTRY LEVEL 21,751 S.F.
 UPPER LEVEL 11,420 S.F.
 TOTAL 33,171 S.F.

ENTRY FLOOR
 SCALE 1/8" = 1'-0"





EAST ELEVATION / BOOKSTORE / FACULTY DINING SECTION - A



WEST ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

ATHLETIC FACILITY

MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

MARCH 2009

RASMUSSEN & ASSOCIATES
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Planning
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A11

TOP OF ROOF RIDGELINE
ELEV. + 128.00

ENTRY LEVEL FINISHED FLOOR
ELEV. + 117.00

LOWER LEVEL FINISHED FLOOR
ELEV. + 98.00

FINISHED ADJACENT GRADE
RESIDENCE HALL NO. 1 & 2 - ELEV. + 98.00

RESIDENCE HALL - A

TOP OF ROOF RIDGELINE
ELEV. + 144.00

TOP OF PARAPET
ELEV. + 147.00

ENTRY LEVEL FINISHED FLOOR
ELEV. + 144.00

LIBRARY BUILDING - B

TOP OF ROOF RIDGELINE
ELEV. + 142.15

FINISHED GRADE
ELEV. + 130.15

ATHLETIC BUILDING - C

PARTIAL SITE SECTION
SCALE: 1/8" = 1'-0"

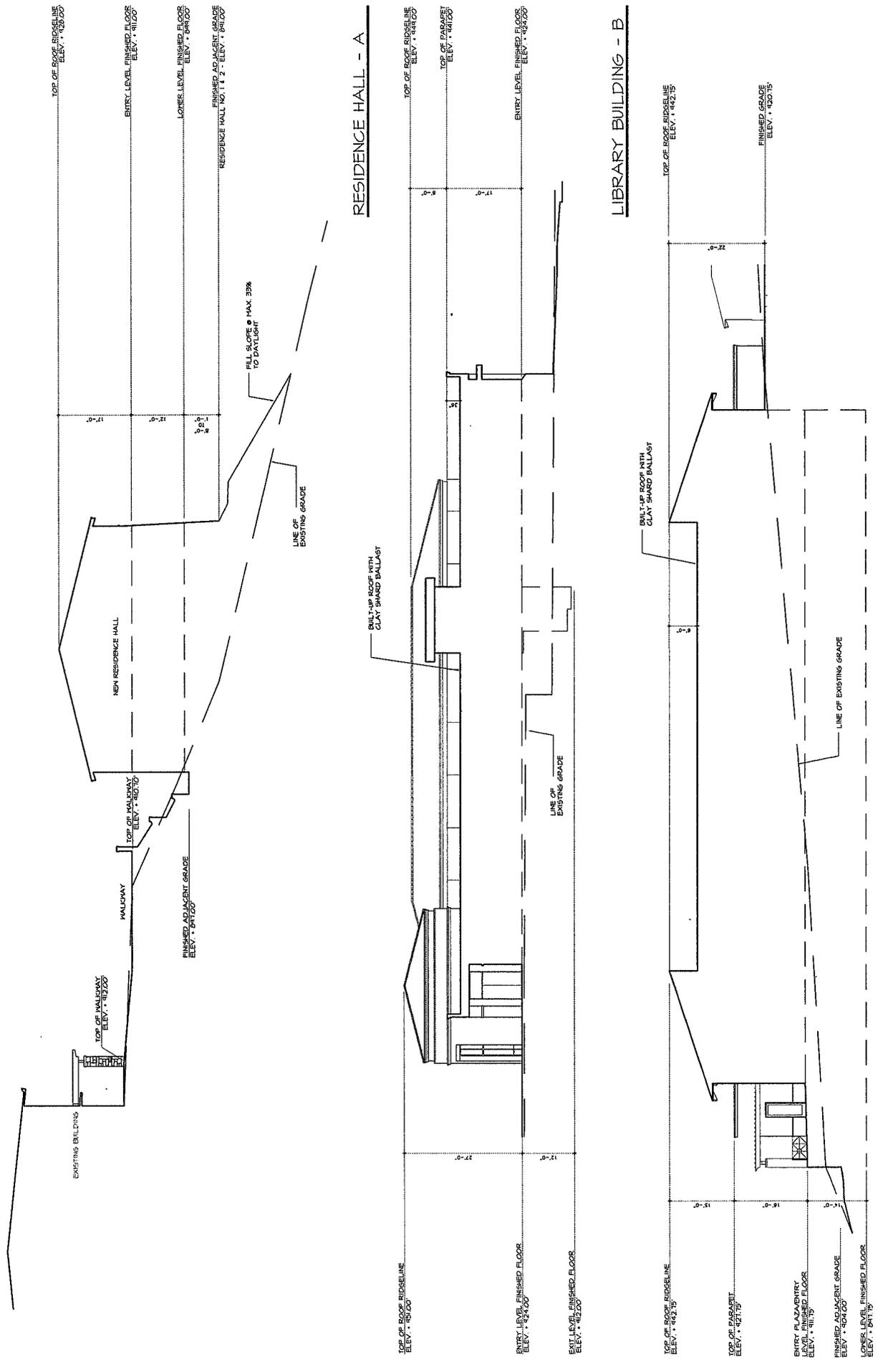
MARYMOUNT COLLEGE
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

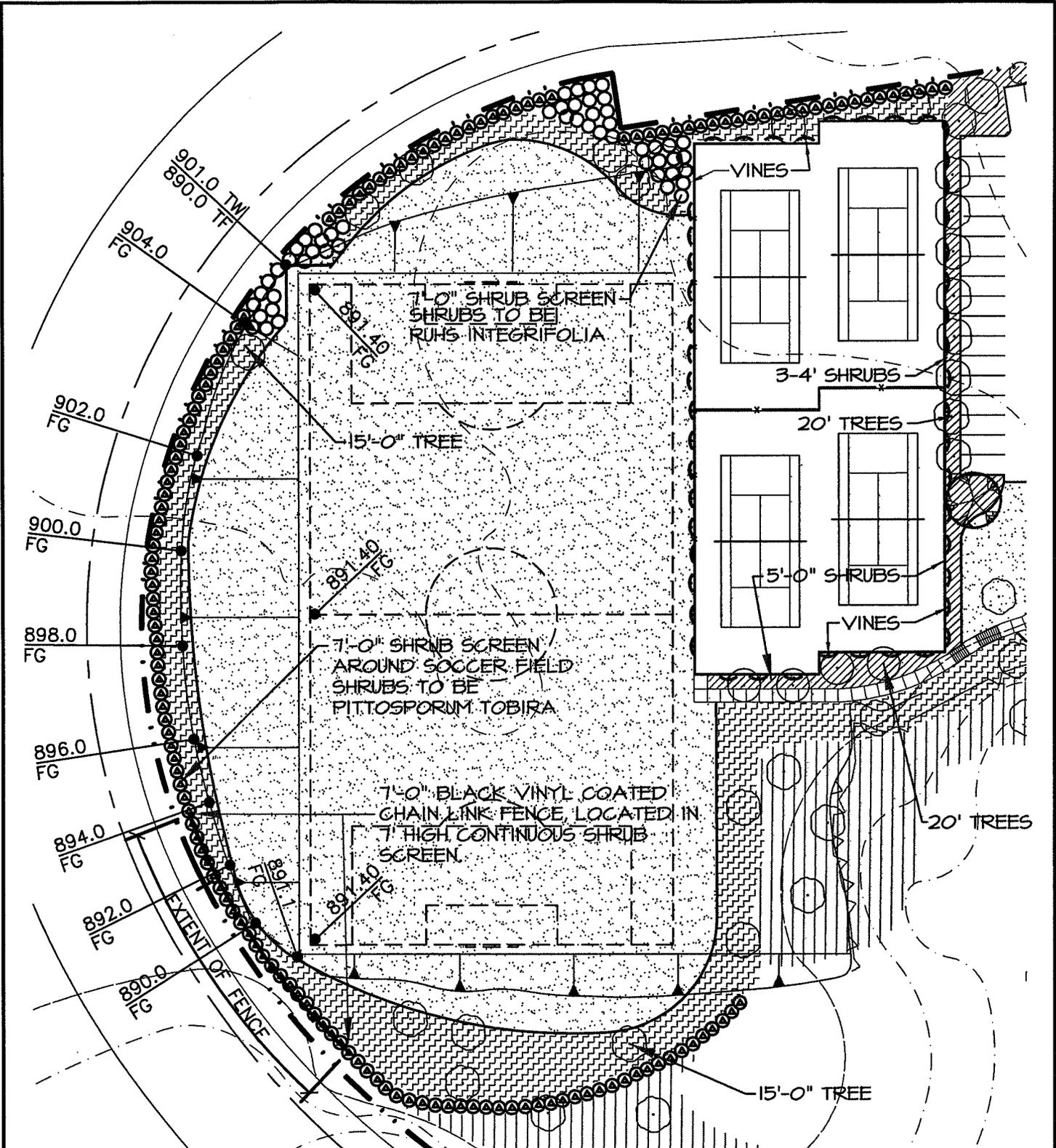
MARCH 2008

RASMUSSEN & ASSOCIATES
Architecture
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Interiors

A13

40





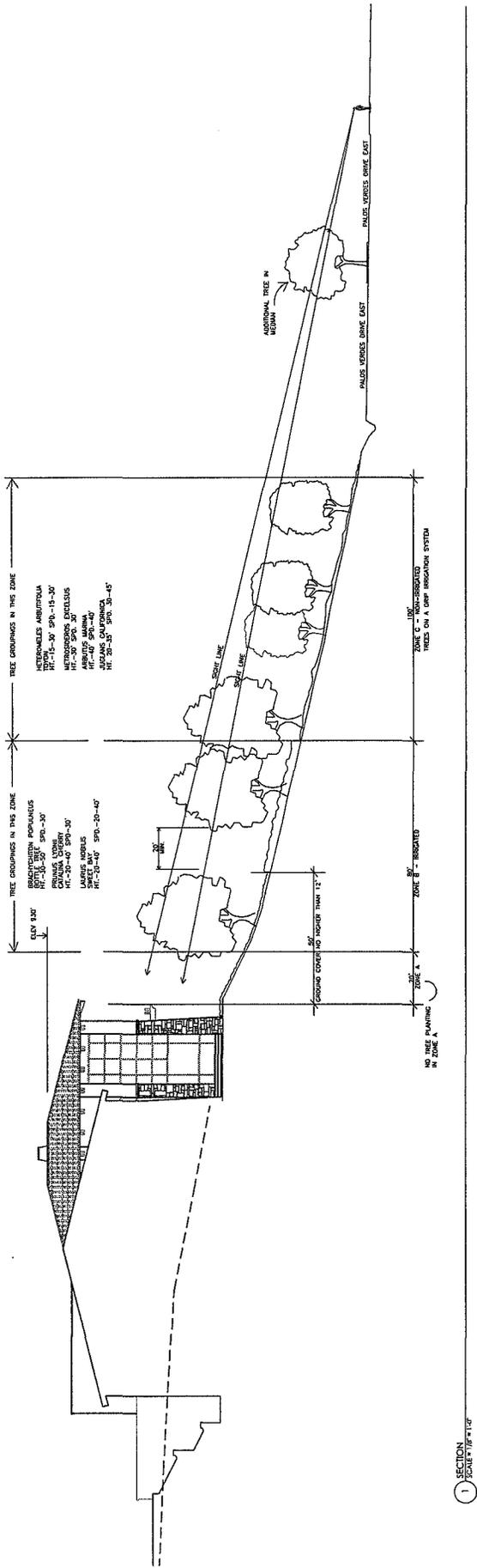
PARTIAL SITE PLAN
 SCALE: 1" = 60'-0"



NOTE: THE PLAYING SURFACE OF THE SOCCER FIELD IS DEPRESSED (2:1 SLOPE BANK) WITH A CONTINUOUS LANDSCAPE SCREEN AROUND THE FIELD OF APPROXIMATELY 7' FEET TALL MEASURED FROM THE TOP OF THE SLOPE. A FENCE WILL BE EMBEDDED IN THE HEDGE SCREEN OFF THE SOUTH WEST CORNER OF THE FIELD. BLACK CHAIN LINK FENCE MEANT TO DISAPPEAR WITH PITTOSPORUM TOBIRA SHRUB.

EXHIBIT A SOCCER FIELD/TENNIS COURT PLANTING
 30800 PALOS VERDES DRIVE EAST
 MARYMOUNT COLLEGE

RASMUSSEN & ASSOCIATES
 JULY 10, 2008
 Architecture
 Planning
 Interiors

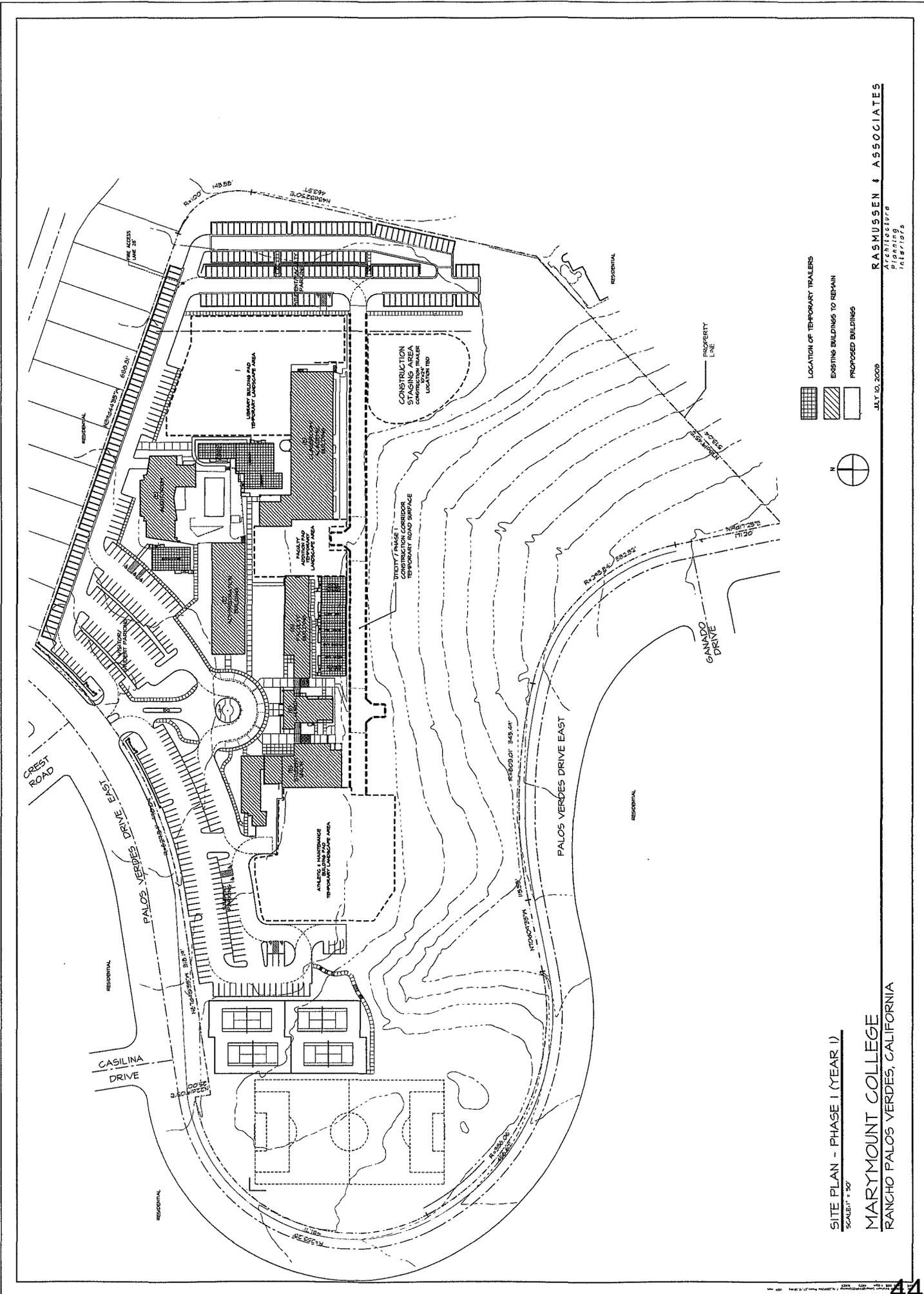


MARYMOUNT COLLEGE
 RANCHO PALOS VERDES, CALIFORNIA
 PRELIMINARY LANDSCAPE PLAN

RASMUSSEN & ASSOCIATES
 Architecture
 Planning
 Interiors
 244 South Main Street
 San Francisco, CA 94105
 (415) 774-7347

JORDAN, GILBERT & BAIN
 LANDSCAPE ARCHITECTS
 1000 California Street
 San Francisco, CA 94109
 (415) 774-7347

DATE: 7/10/08
 JOB No. 0807



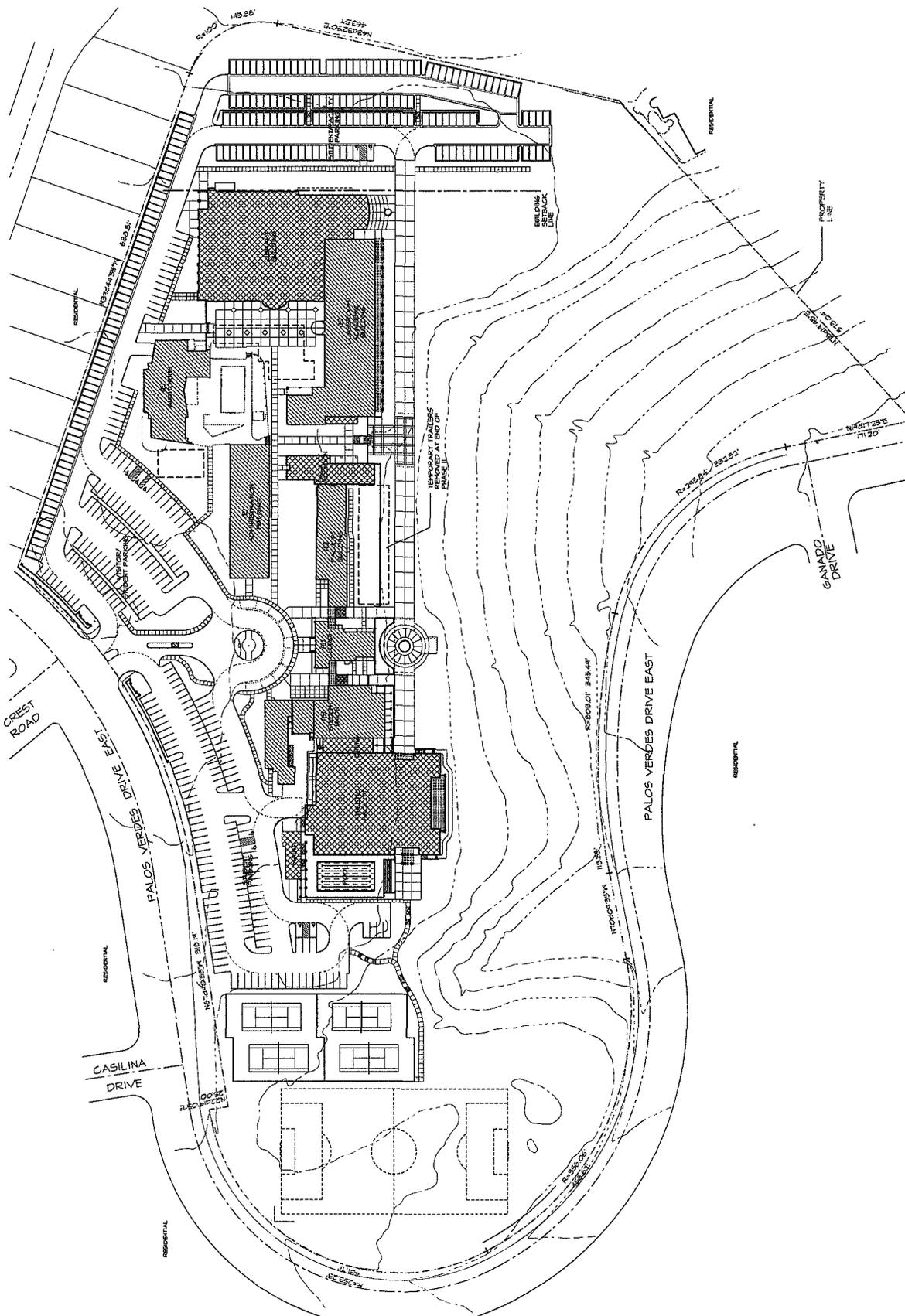
- LOCATION OF TEMPORARY TRAILERS
- EXISTING BUILDINGS TO REMAIN
- PROPOSED BUILDINGS



SITE PLAN - PHASE I (YEAR 1)
SCALE: 1" = 30'

MARYMOUNT COLLEGE
RANCHO PALOS VERDES, CALIFORNIA

JULY 10, 2009
RASMUSSEN & ASSOCIATES
Architects
14187-115



EXISTING BUILDINGS TO REMAIN
 PROPOSED BUILDINGS

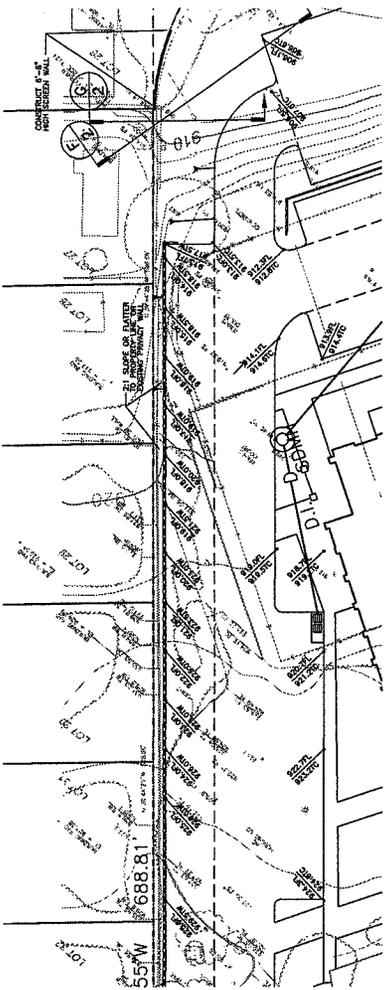


SITE PLAN - PHASE II (YEARS 2-4)
 SCALE: 1" = 50'

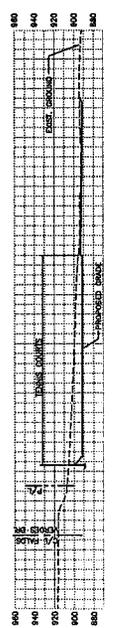
MARYMOUNT COLLEGE
 RANCHO PALOS VERDES, CALIFORNIA

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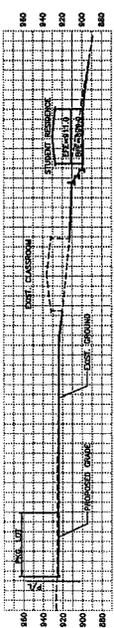
JULY 10, 2009



DETAIL "A"
SCALE 1" = 20'



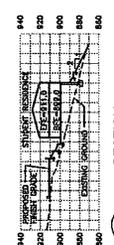
SECTION A
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



SECTION B
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



SECTION C
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



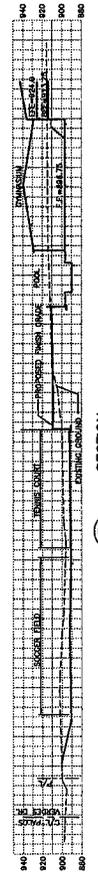
SECTION D
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



SECTION E
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



SECTION F
SCALE HORIZ. 1" = 50', VERT. 1" = 5'



SECTION G
SCALE HORIZ. 1" = 50', VERT. 1" = 5'

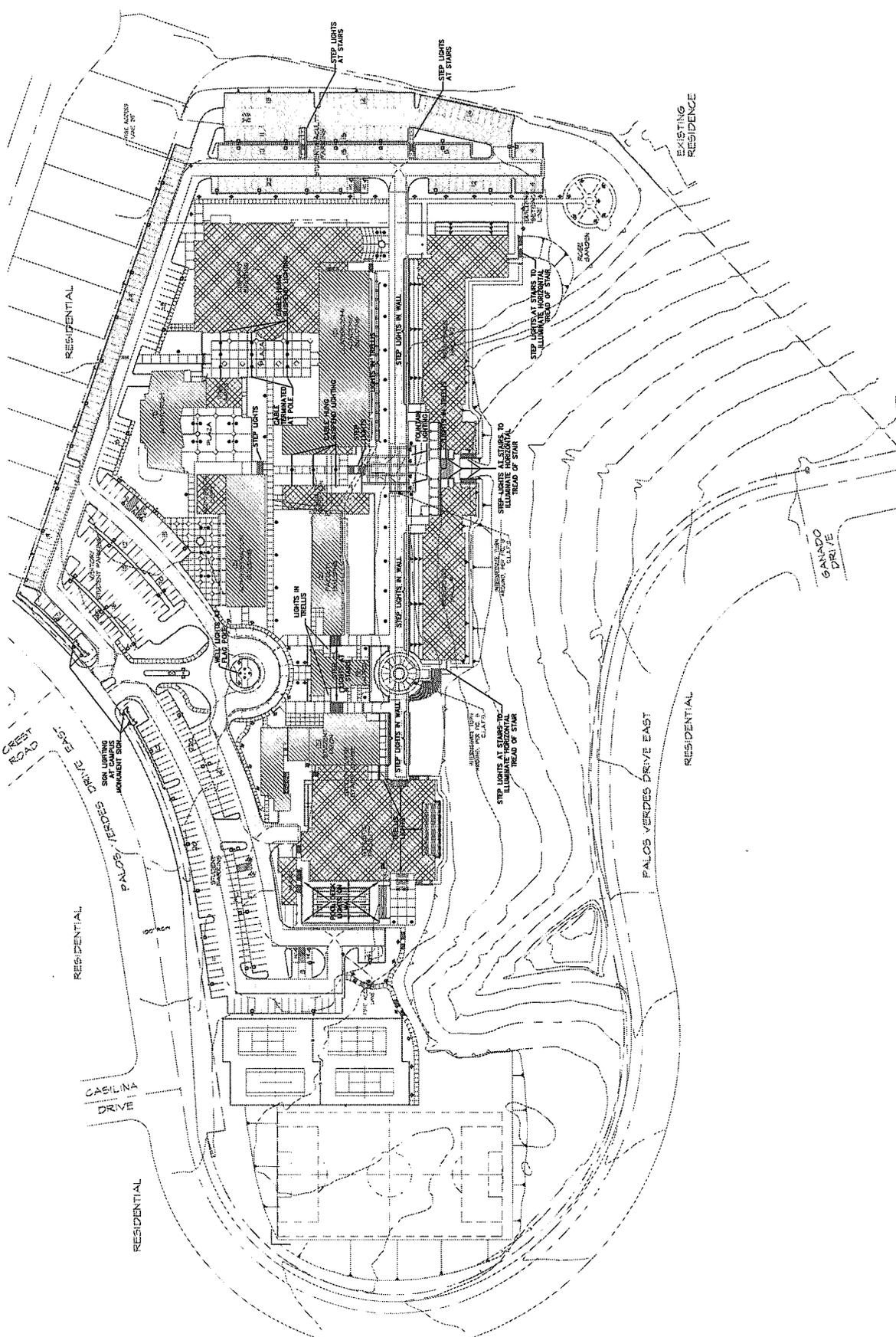


NO.	DATE	REVISION	APPROVED

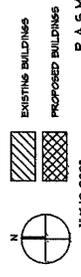
DESIGN BY: CHECKED BY:
 DRAWN BY: DATE: 07-10-08
 REVIEWED BY: DATE: 07-10-08
 PROJECT NO.: 08-03-14-00

CITY OF RANCHO PALMS VERDE, CALIFORNIA
 MARYMOUNT COLLEGE
 RANCHO PALMS VERDES, CALIFORNIA

CROSS SECTIONS
 SHEET 2 OF 3
 DATE: 07/10/08



NOTE:
 ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 17.06.040 (ENVIRONMENTAL PROTECTION) AND EXTERIOR LIGHTING SHALL BE ORIENTED AWAY FROM ADJACENT PROPERTIES AND ORIENTED TOWARDS THE GROUND TO PREVENT A "HALO" IN THE NIGHT SKY.

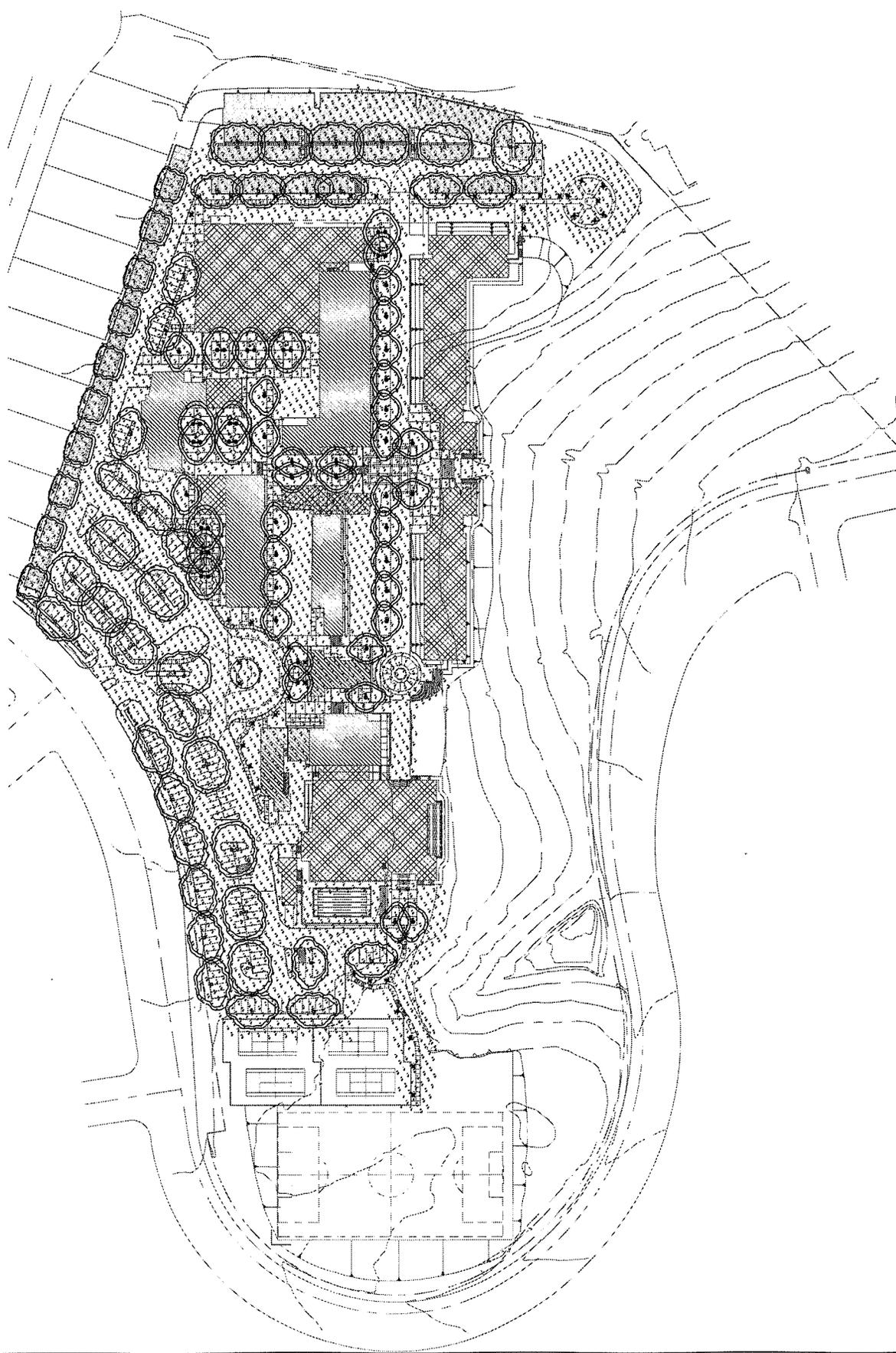


PRELIMINARY SITE LIGHTING PLAN
 SCALE: 1" = 30'

MARYMOUNT COLLEGE
 RANCHO PALOS VERDES, CALIFORNIA

RASMUSSEN & ASSOCIATES
 Architects
 Interiors





NOTE:
 ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 17.56.040 (ENVIRONMENTAL PROTECTION). ALL EXTERIOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ORIENTED TOWARDS THE GROUND TO PREVENT A "HALO" IN THE NIGHT SKY.



 EXISTING BUILDINGS



 PROPOSED BUILDINGS

PRELIMINARY SITE LIGHTING PHOTOMETRIC POINT BY POINT CALCULATIONS PLAN
 SCALE: 1" = 50'

MARYMOUNT COLLEGE
 RANCHO PALOS VERDES, CALIFORNIA

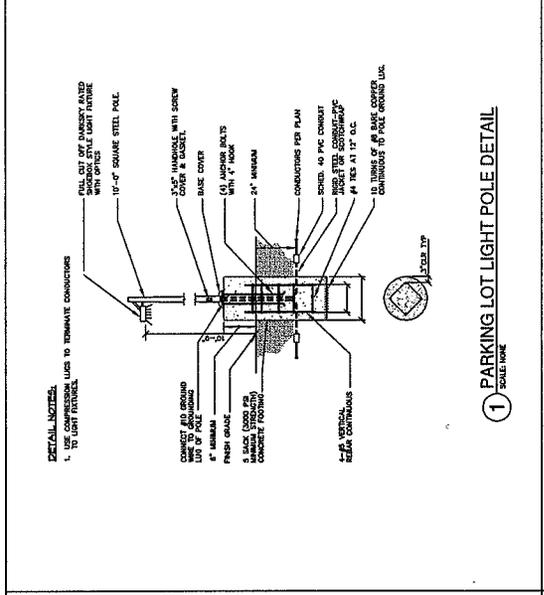
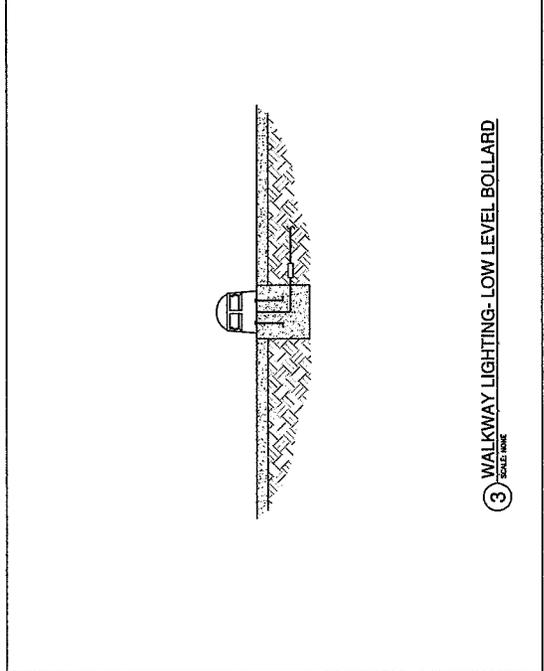
RASMUSSEN & ASSOCIATES
 ARCHITECTS
 INTERIORS

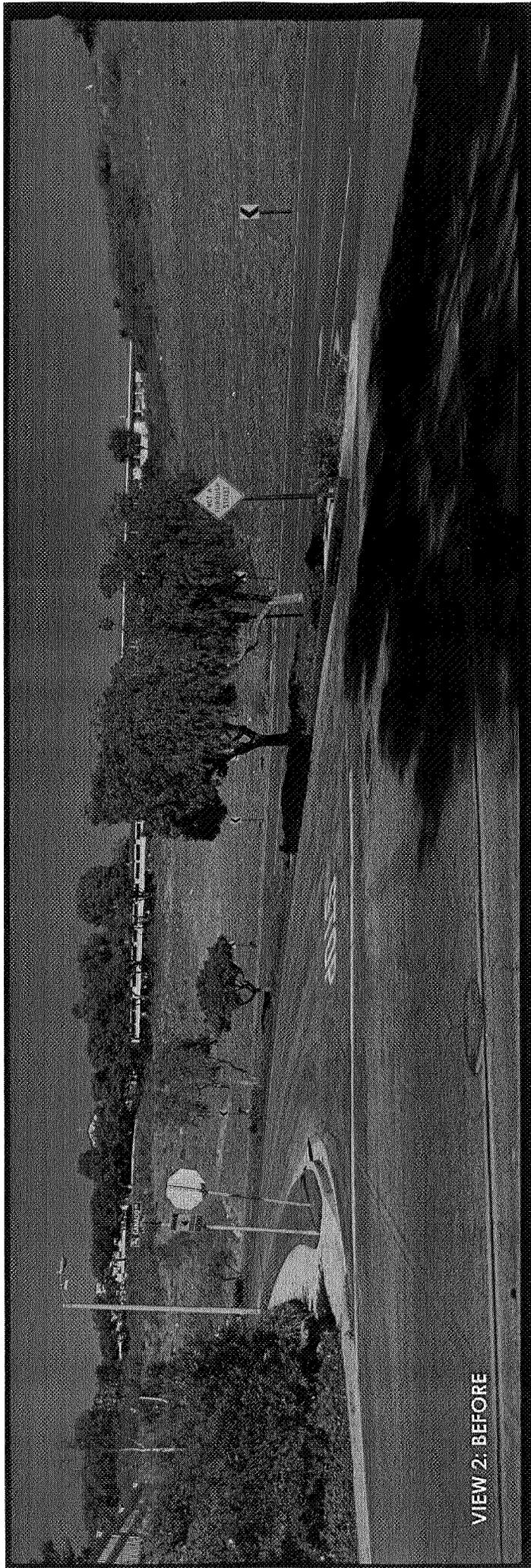


LIGHTING FIXTURE SCHEDULE

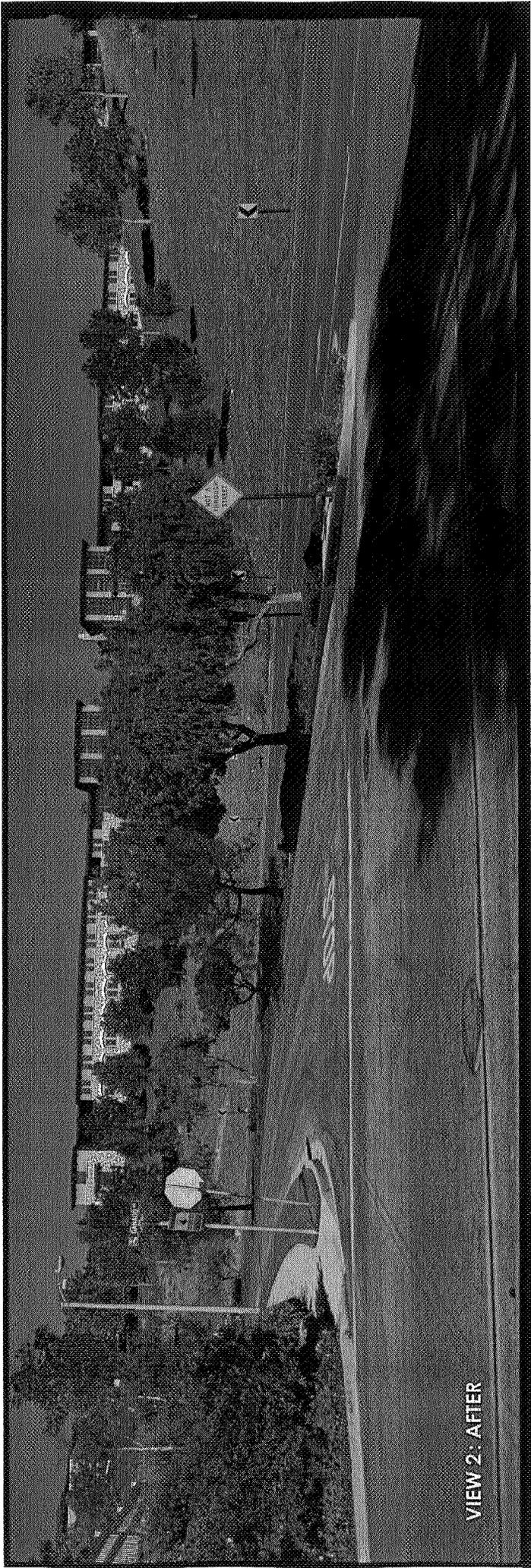
SYM	SYMBOL	WATT	DESCRIPTION	MANUFACTURER AND MODEL NUMBER	REMARKS
1	⊕	175	NON-ADJUSTED RECTANGULAR FULL CUT-OFF LIGHTING - SIDE SKY	UTRONA PART# 100-803	REMARKS: 15'-0" ABOVE FINISH GRADE
2	⊕	100	FULL CUT OFF LIGHT FIXTURE - WALKWAY	INRA PART # 17714H	REMARKS: 15'-0" ABOVE FINISH GRADE
3	⊕	30	FULL CUT OFF LOW LEVEL BOLLARD	INRA PART # 17714H	REMARKS: 3'0" ABOVE FINISH GRADE

NOTE:
 ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 1756.04. LIGHTING SHALL BE SHIELDED AND SCREENED FROM ADJACENT PROPERTIES AND ORIENTED TOWARDS THE WALKWAY TO PREVENT A TRIP/HAZARD IN THE NIGHT SKY.

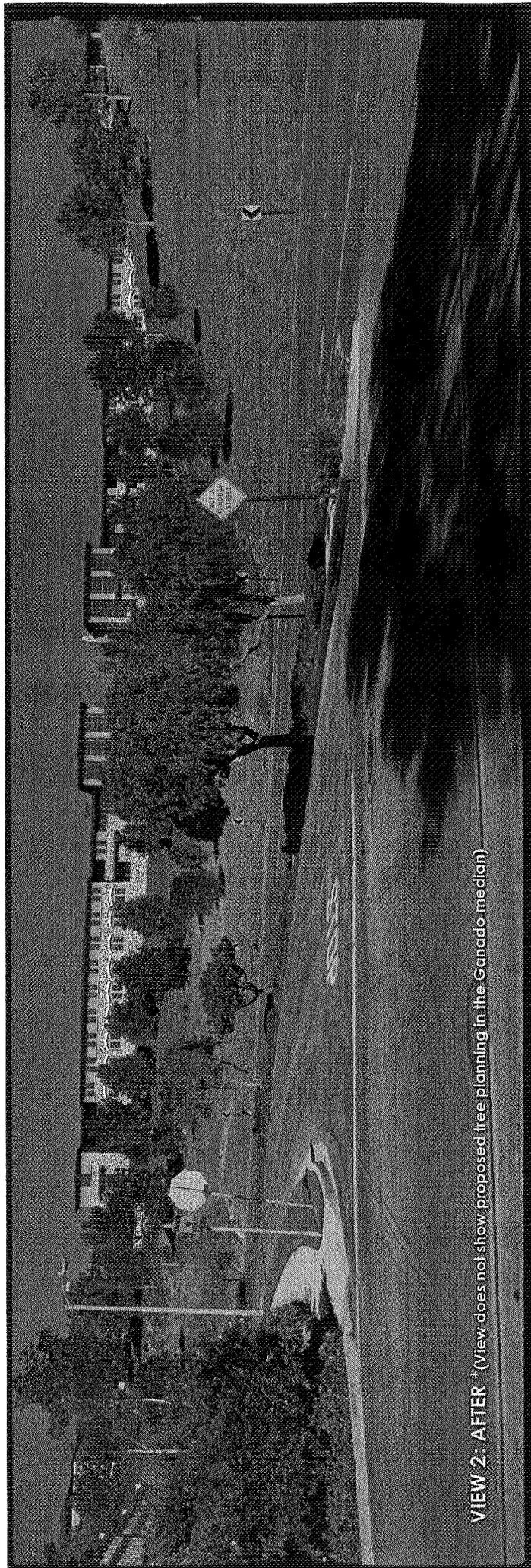




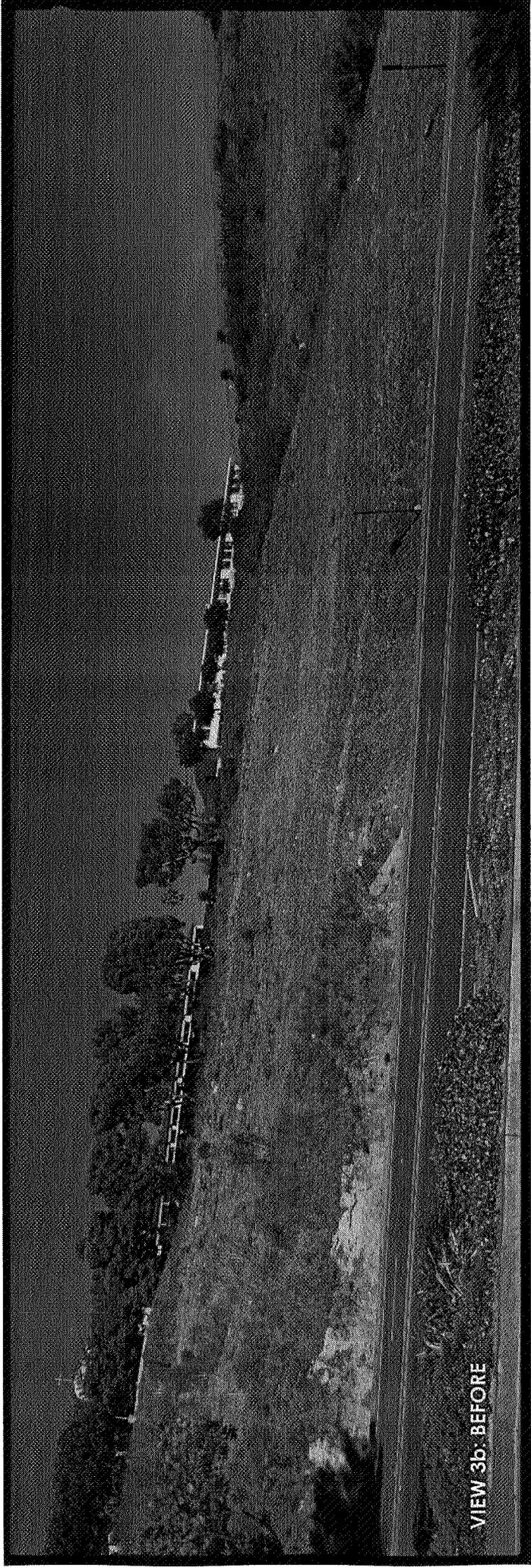
VIEW 2: BEFORE



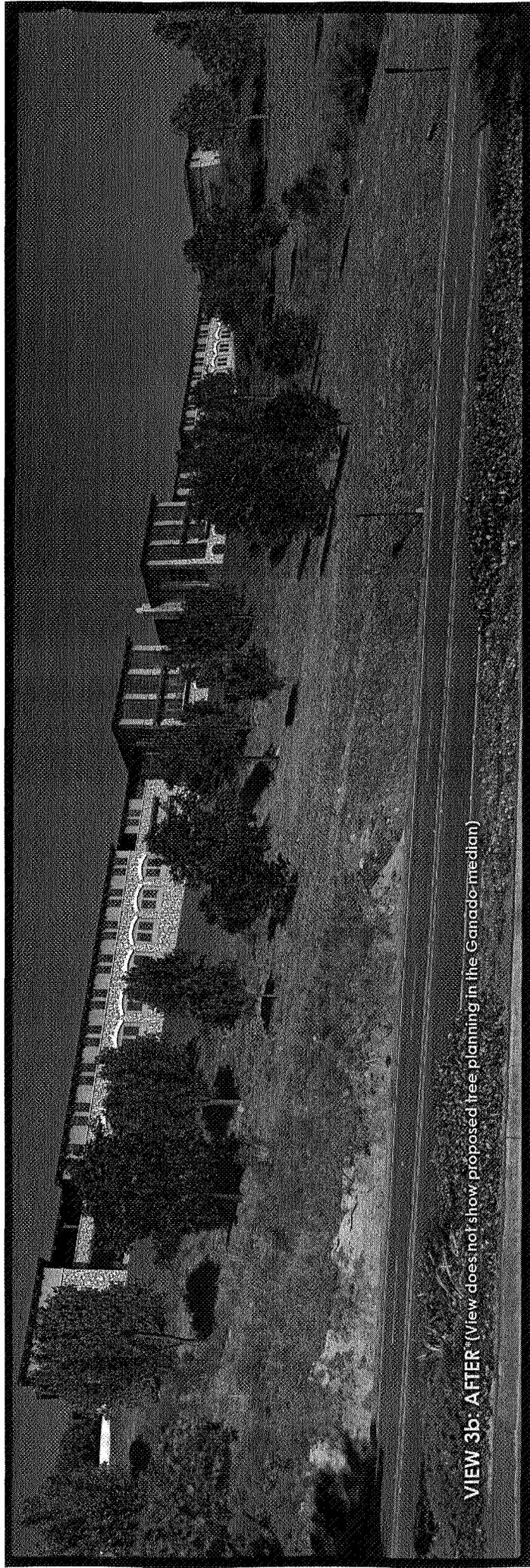
VIEW 2: AFTER



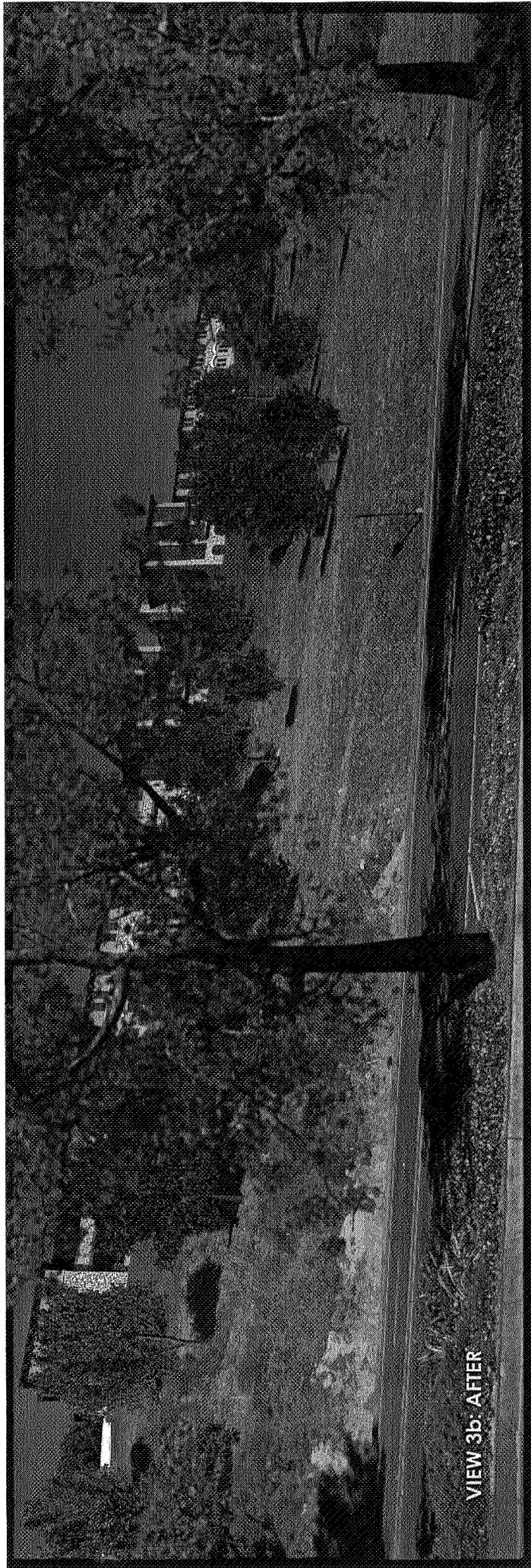
VIEW 2: AFTER * (View does not show proposed tree planning in the Ganado median)



VIEW 3b: BEFORE

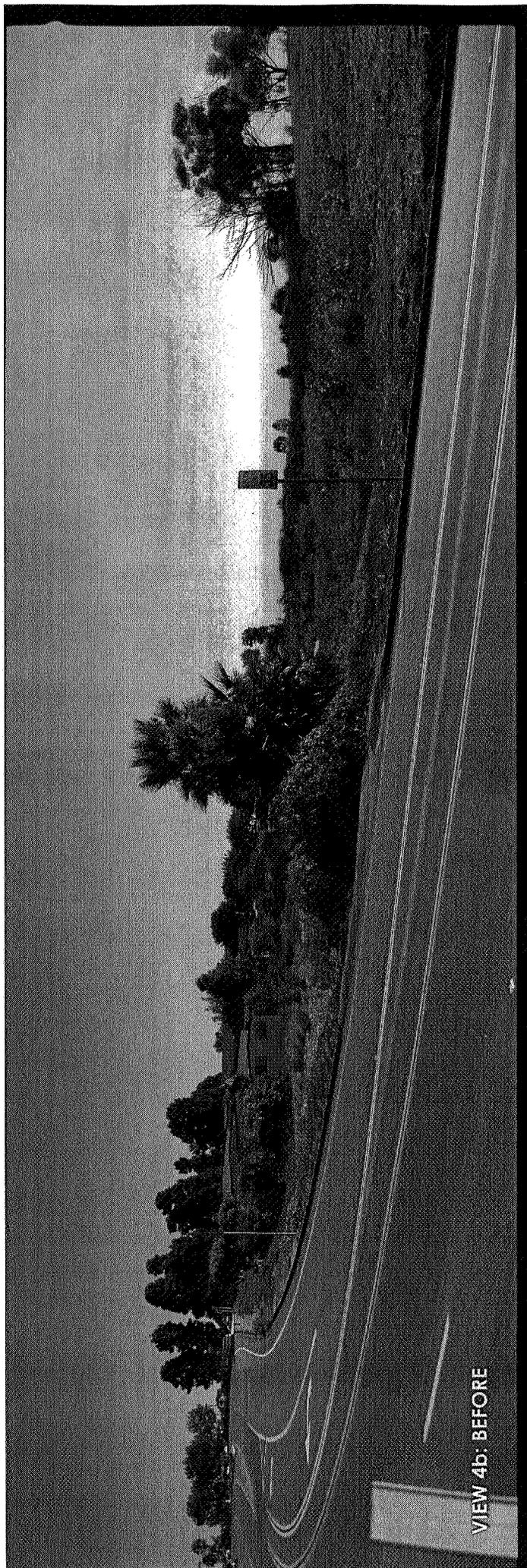


VIEW 3b: AFTER (View does not show proposed tree planning in the Ganado median)

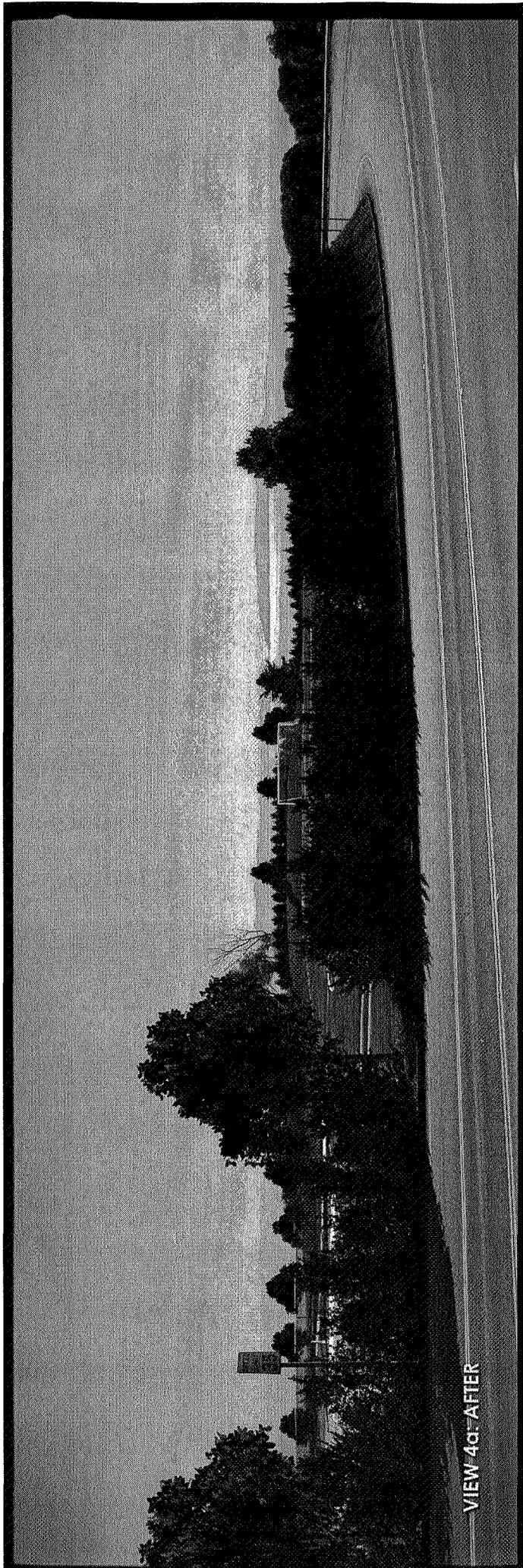


VIEW 3b: AFTER

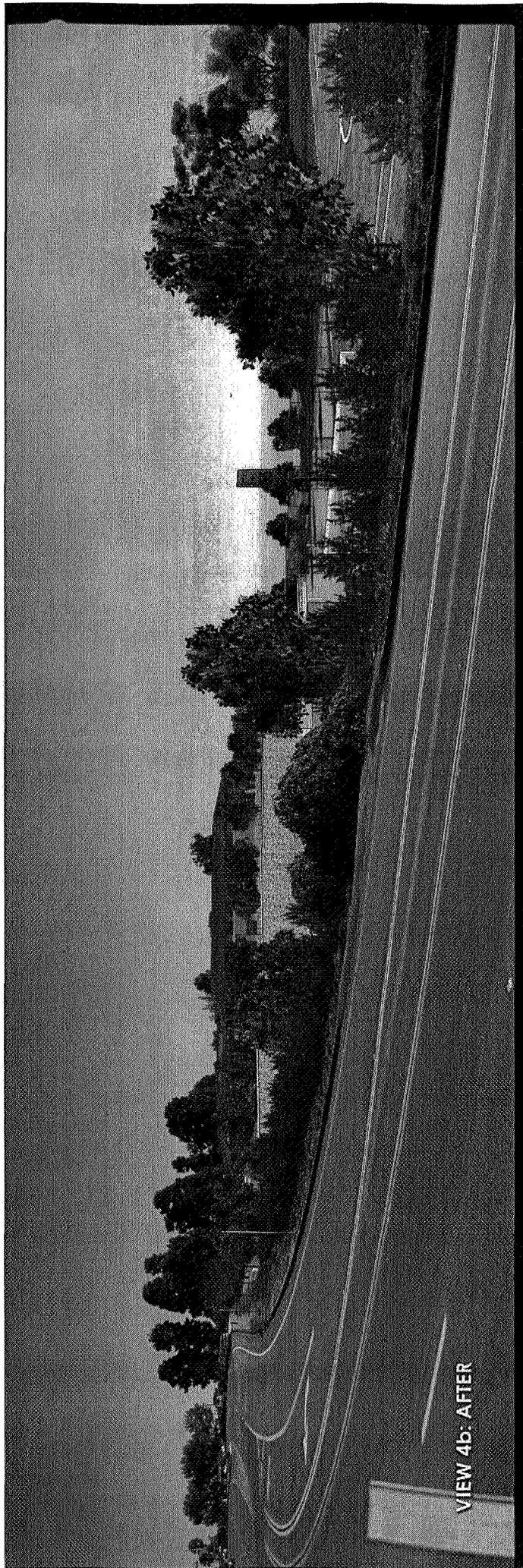




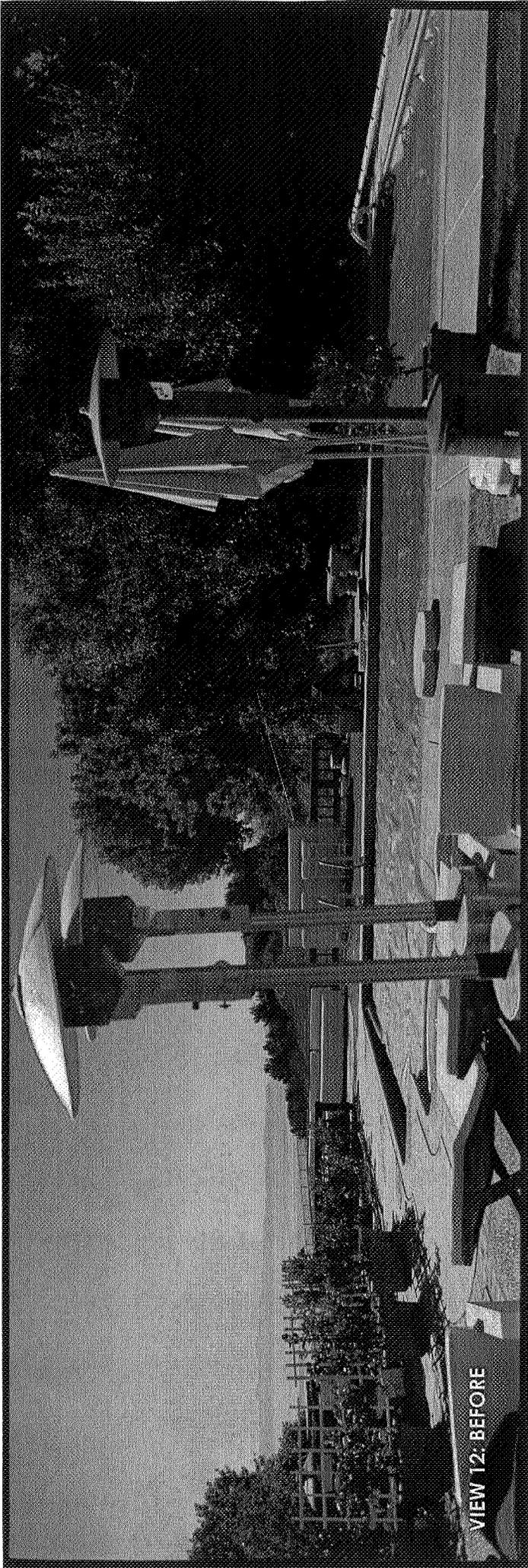
VIEW 4b: BEFORE

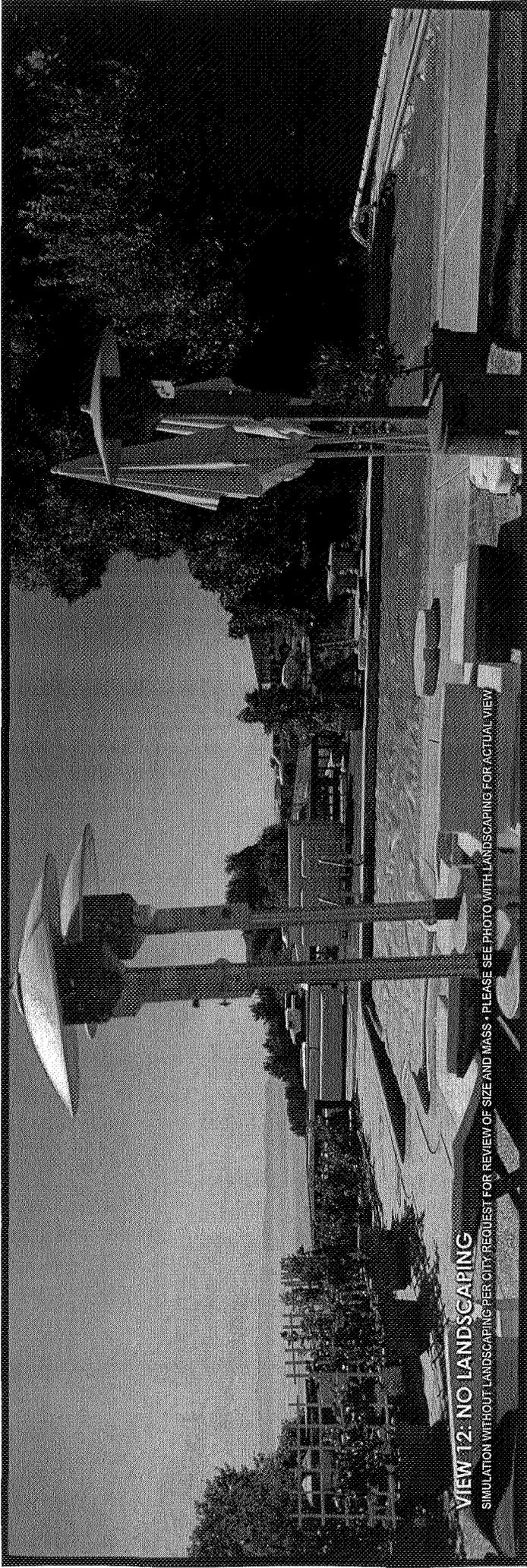


VIEW 4c: AFTER

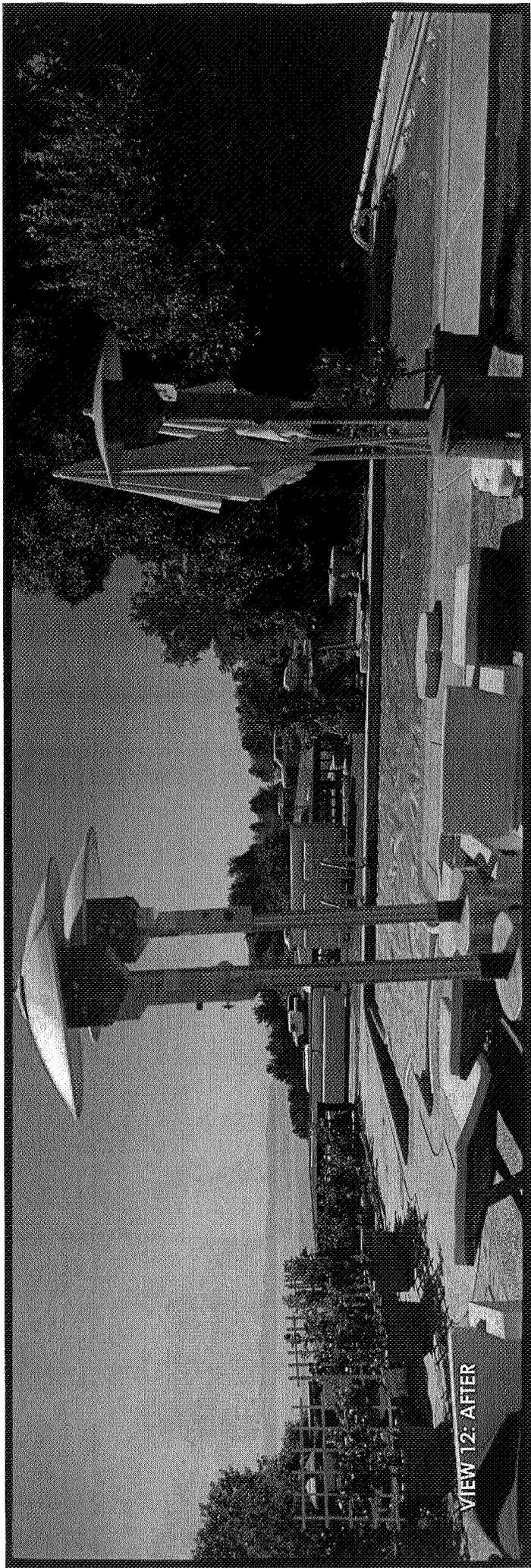


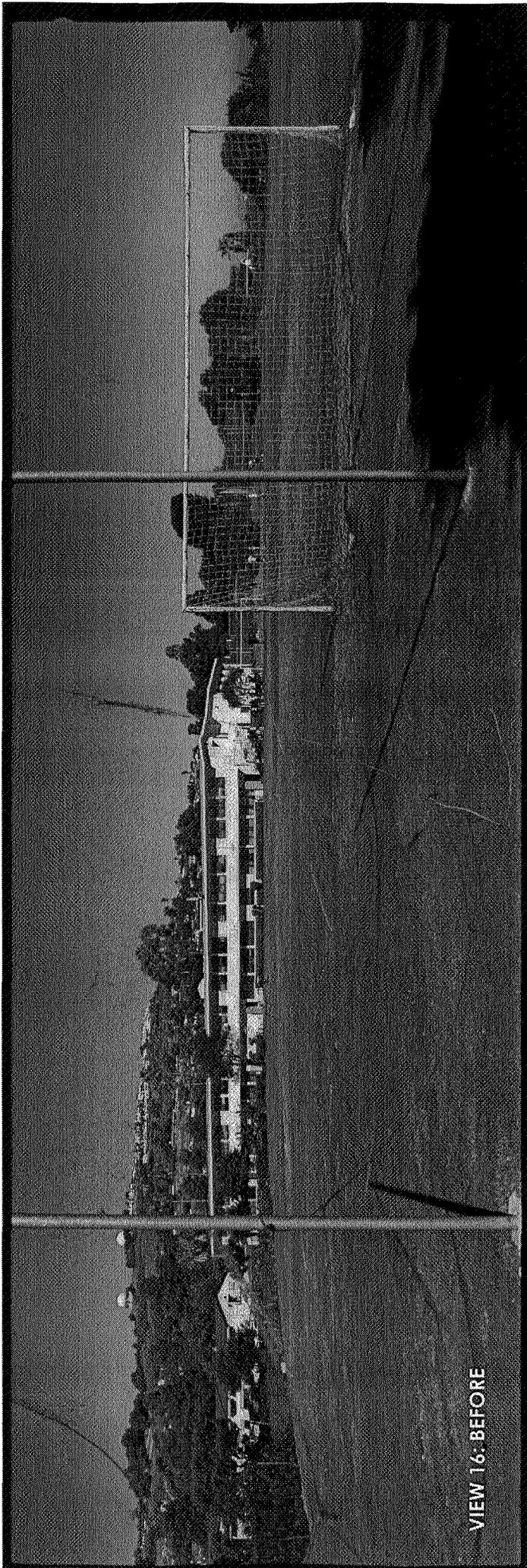
VIEW 4b: AFTER



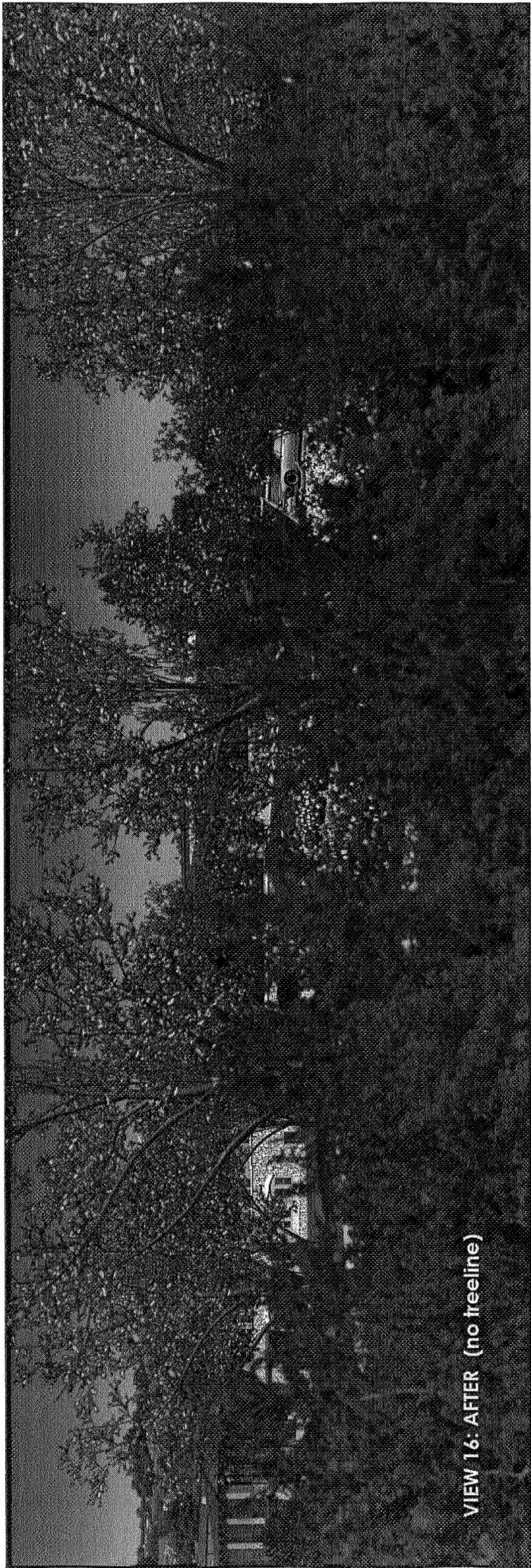


VIEW 12: NO LANDSCAPING
SIMULATION WITHOUT LANDSCAPING PER CITY REQUEST FOR REVIEW OF SIZE AND MASS * PLEASE SEE PHOTO WITH LANDSCAPING FOR ACTUAL VIEW





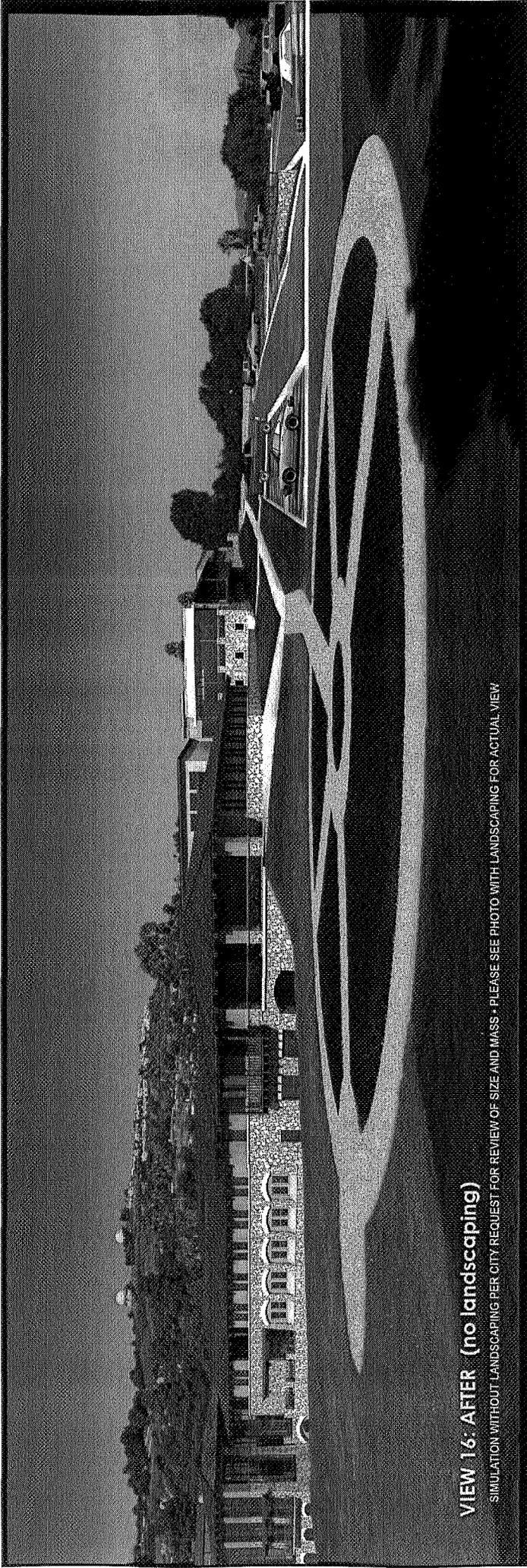
VIEW 16: BEFORE



VIEW 16: AFTER (no tree line)

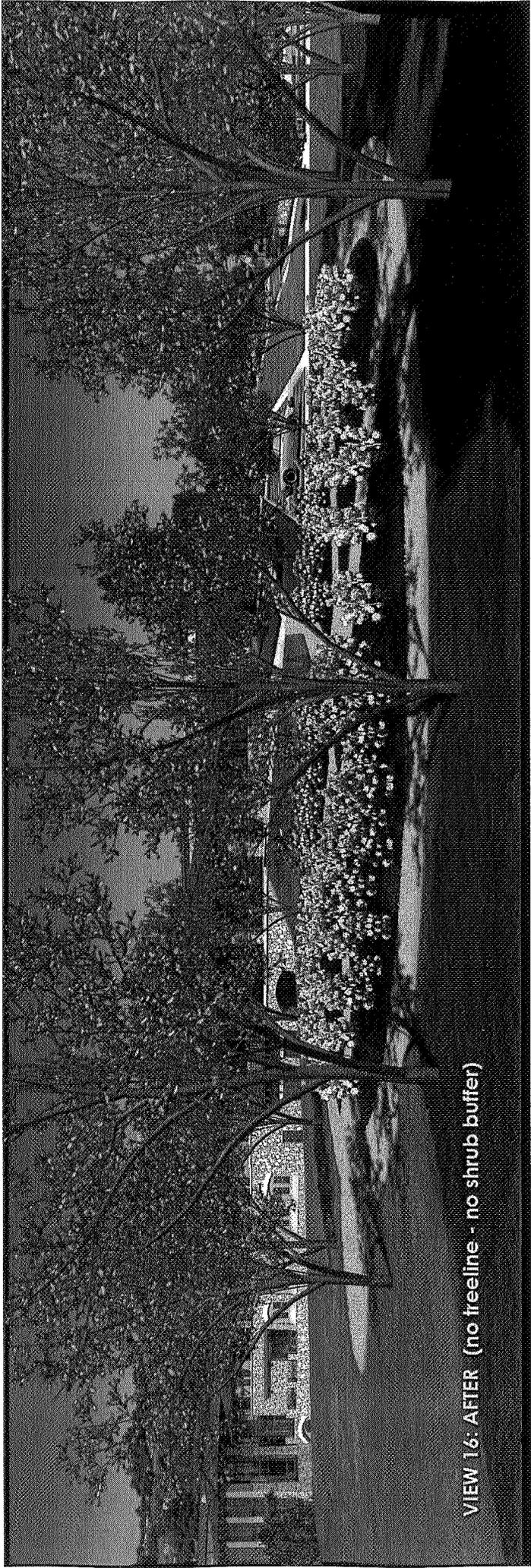


VIEW 16: AFTER



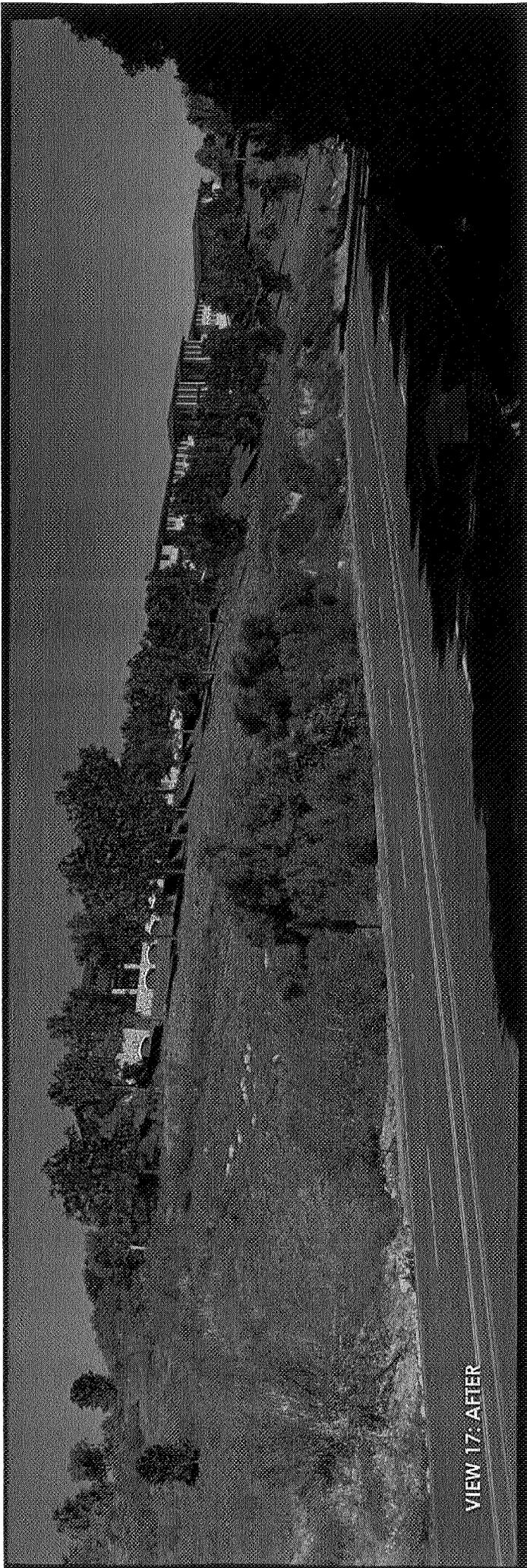
VIEW 16: AFTER (no landscaping)

SIMULATION WITHOUT LANDSCAPING PER CITY REQUEST FOR REVIEW OF SIZE AND MASS • PLEASE SEE PHOTO WITH LANDSCAPING FOR ACTUAL VIEW



VIEW 16: AFTER (no treeline - no shrub buffer)





MARYMOUNT COLLEGE CAMPUS MODERNIZATION PLAN

Proposed Revision “D” to CUP No. 9

I. Marymount College Campus Location and Setting

Marymount College is located at 30800 Palos Verdes Drive East, between Crest Road and Ganado Drive, in the City of Rancho Palos Verdes. The campus site consists of approximately 25 acres. Most of the existing College facilities are situated on the northern portion of the property, which gently slopes towards the south. The westerly portion of the site is undeveloped, and gently slopes towards the south as well. The southern portion of the property is also undeveloped, but has steeper slopes (an average grade of 25% or more).

Following completion of the proposed modernization plans more than two-thirds of the site will remain as open space land.

The College is bordered on the north, south, and west by Palos Verdes Drive East. Beyond the road, the College is surrounded by mainly vacant, undeveloped land to the south (City-owned flood hazard restricted use area) and single family residential homes to the east, west and north.

The site is designated for institutional use in the Ranchos Palos Verdes General Plan and zoned Institutional (I) under the City’s Municipal Code. As detailed below, the existing and proposed uses of the property are compatible with the City’s General Plan and zoning designations.

II. Background and History of Marymount College

Marymount College traces its history back to 1849, the year in which a French priest, Father Jean Gailhac, founded the Religious of the Sacred Heart of Mary (RSHM). In 1932, the RSHM established Marymount Junior College on Sunset Boulevard in Westwood. Marymount was the first Catholic junior college in California and began as a liberal arts college for women. Later on in 1947, Marymount received accreditation as a four-year college.

In 1960, Marymount moved to a site on the Palos Verdes Peninsula, which later became part of the City of Rancho Palos Verdes when it incorporated. The campus included dormitories for on-campus residential living, an auditorium, dining facility, a library and a chapel. This site is now the location of Crestmont College, a residential educational training facility and conference site operated by the Salvation Army.

In 1968, Marymount separated its two-year program from the four-year program. The two-year college remained on the Palos Verdes campus, while the four-year program moved to Westchester as part of a merger with Loyola University of Los Angeles, which became Loyola Marymount University in 1973.

In 1975, the Rancho Palos Verdes City Council approved Conditional Use Permit (CUP) No. 9, which authorized Marymount College to operate a private two-year liberal arts college on the site of the present campus. At the time of this approval, the property was being used as a private Catholic girls boarding school that was affiliated with the RSHM.

In 1979, the Rancho Palos Verdes Planning Commission approved Revision "A" of CUP No. 9, which provided for the construction of residence halls on the campus for up to 200 students plus staff supervisors. However, a shortage of funds and high inflation and interest rates made it infeasible for the College to proceed with the approved construction.

The College currently has approximately 725 full-time undergraduate students, who historically have come from more than 30 states and 20 nations around the world seeking the unique educational experience offered at Marymount.

Marymount's philosophy is rooted in the Judeo-Christian tradition, which is dedicated to the development of the total human being, inspired by the Catholic ideal that people are all united by our common heritage as children of God.

The mission of Marymount College is to:

1. Promote, within the context of Catholic tradition, a spiritual awareness enhanced by an interfaith dialogue and a campus ministry which is responsive to the needs of students of all faiths.
2. Prepare students for active and responsible citizenship and the development of a value system that will support their educational, social, spiritual and cultural growth.
3. Prepare students for the acquisition of an associate's degree and successful transfer to a four-year college or university.
4. Ensure that a caring and personal environment is maintained with dedicated faculty serving small classes and with all personnel contributing to responsible and appropriate advising and counseling.
5. Sustain a sense of community in which the faculty, staff and administration demonstrate the importance of respect for the dignity and inherent worth of all people.

III. Existing College Campus Operations, Extra-Curricular and Community Activities, and Off-Campus Housing

The existing Marymount campus consists of 12 buildings totaling approximately 92,268 square feet.

Existing College Campus

Building I.D.	Existing Buildings	Total Space (S.F.)
A	Classroom/Academic Building	26,180
B	Auditorium	8,012
C	Faculty Building	7,346
D	Student Union	18,158
E	Administration	9,450
F	Buildings to be removed:	
	View Room	1,530
	Maintenance/Photo Lab	2,696
	Bookstore/Health Center	2,870
	Arts	3,648
	Preschool	2,998
	Library Building	4,072
	Pool Equipment Building	208
G	Church	5,100
Total Existing		92,268
Source: Existing Site/Demolition Plan, Rasmussen & Associates.		
Updated 11/10/05		

There are two regular college semesters: spring and fall. The College's day enrollment for the fall 2005 semester was 729 students. The Weekend College (Marymount/Webster Alliance) enrollment for the fall semester 2005 was approximately 160 students. *(Enrollment information updated 11/10/05).*

The existing class schedule is as follows:

- Weekdays (Monday through Thursday): 8:00 a.m. to 10:00 p.m.;
- Weekday (Fridays): 8:00 a.m. to 4:00 p.m.;
- Weekend College (Fridays): 6:00 p.m. to 10:00 p.m.;
- Weekend College (Saturdays): 8:00 a.m. to 6:30 p.m.; and
- Weekend College (Sundays): 8:00 a.m. to 5:00 p.m.

Employees and Existing Classroom Seats

Approximately 215 employees work at the College. The breakdown is as follows:

- 77 are full-time staff
- 26 are part-time staff
- 37 are part-time faculty
- 42 are full-time faculty
- 15 are employees of Bon Appetite, our contracted food service company
- 16 are employees of ServiceMaster, our contracted maintenance company
- 2 are employees of Follett, our contract book store company.

The College currently has 578 classroom seats. However, given staggered class schedules and limitations on class size, all of the seats are never filled all at one time, nor are all of the faculty and employees on site at any given time.

Degree Programs (Traditional and Non-Traditional Programs) *(added August 2008)*

Marymount currently provides academic programs that lead to an Associate's degree or transfer to a four-year college, and, through its partnership with Webster College, it also offers classes leading to a Bachelor's degree or Master's degree in certain disciplines.

Marymount has for many years and will continue to operate on a year-round academic calendar. The highest enrollment for traditional degree students will continue to be during the Fall semester (August to December) and Spring semester (February to May). Courses are also offered during the Winter term (January) and Summer semester (late May/early June to July).

The academic programs offered to non-traditional adult students in what has been referred to as the "Weekend College" program have also been held throughout the year, typically on Friday evenings (6 p.m. – 10 p.m.) and during the day on Saturdays and Sundays (8 a.m. – 6:30 p.m.), so as to avoid overlap with the class schedules of Marymount's traditional students. The program for non-traditional adult students began in the early 1980s and to date has not been subject to any enrollment limitations. Overall on-campus enrollment in recent years has been less than 150 students but enrollment has at times historically exceeded 200 students.

Summer Community Youth Educational Programs *(added August 2008)*

Marymount desires to continue fulfilling its mission of service to the community in which it is located. One such role is preparing younger students for post-secondary education.

For over 20 years, Marymount's "Community Educational Programs" have provided a wide array of summer offerings for elementary, middle school and high school students.

An average of almost 4,000 students per summer have participated in such programs at local schools. Due to the size and variety of local school districts that participate in this program with Marymount, most of the programs take place at local schools. However, when such local facilities are not available or a program is better served by the facilities, faculty and staff of Marymount, participating school districts such as the Palos Verdes Unified School District have requested that certain classes be held on the Marymount campus. Such on-campus programs primarily involve high school students ages 14 to 18. These "Community Youth Educational Programs" would be offered during June and July and on-campus classes would typically run from 8 a.m. to 1 p.m.

A similar program aimed at local high school students that has been held and may continue to be held on the campus during the summer months is Upward Bound. Upward Bound is an education program supported and monitored by the United States Department of Education. The goal of Upward Bound is to encourage high school students to complete secondary education and enroll in and graduate from post-secondary educational institutions. As part of this program, high school students take college prep classes in mathematics, laboratory sciences, composition, literature, and foreign languages during weekdays at the Marymount campus for a period of approximately six weeks during June and July. The students in the Upward Bound program or any similar program will be housed at Marymount's residential facilities and taken to campus by shuttle bus. Meals are provided in the campus cafeteria.

Summer International Youth Educational Programs *(added August 2008)*

Marymount has a long history of operating summer study programs for international students as part of its goal of promoting and maintaining a diverse student body. The programs primarily offer instruction in English as a Second Language (ESL) and can be combined with areas of general interest such as cinema history. The ESL and other academic instruction takes place in campus classrooms during the morning, with afternoon activities taking place off-campus throughout the region. In addition to campus classrooms, the auditorium, computer labs, the library, and recreational facilities may be used by the students. Meals are provided in the campus cafeteria. All programs take place during the months of July and August. The majority of the students (over 90%) will be housed at Marymount's residential facilities and driven to campus by shuttle buses.

Extra-Curricular Activities

Extra-curricular activities presently offered by the College or on the College campus include the following:

- Chapel Service. Mass is held daily at 8:00 a.m. and every Wednesday at noon. In addition, a time of reflection and prayer is scheduled daily during the regular school year. Religious services are held at noon on Sundays

during the Weekend College session and on Catholic holy days. These services are open to the students, staff and the community.

- Cultural Events. The College offers a variety of cultural events during the course of the school year including concerts, films, plays and lectures. These events are typically free of charge and open to the community. Events are generally scheduled during the course of the school year, two times per week, typically beginning between 6:00 and 7:00 p.m. and typically ending by 10:00 p.m., but no later than 11:00 p.m.
- Golf, Soccer, Tennis and Athletic Events. The College is a member of the Athletic Association of California Community Colleges - South Coast Conference ("SCC").

As a SCC member, the College competes in intercollegiate golf. Golf matches are held at an off-site location.

The College is a member of the Peninsula Soccer League through which its club team plays other soccer clubs in the area. Approximately 20 soccer games are held on the campus each year, generally on Sundays, between the hours of 10:00 a.m. and 2:00 p.m., August through May.

As a member of the SCC, the College currently competes in intercollegiate men's and women's tennis. Tennis competition begins in late January and extends into early May each year. The annual tennis schedule is set by coaches prior to the beginning of the season.

The men's and women's teams each compete in from 20-25 matches per season including tournament play, conference championships, etc. Of these 40-50 matches, 14-20 are typically held on campus. Matches are scheduled for Tuesdays and Thursdays from 2:00 pm until dusk. When rainouts require a match to be rescheduled, a make-up match is often scheduled on another weekday.

Periodically, the College hosts the SCC championship tournament. When this occurs, tournament play is scheduled on campus from Thursday through Saturday.

Participants in the matches include 8-10 players per team plus two coaches/coordinators per team. All on-campus matches are with one other team. The total number of players and coaches/coordinators per match is approximately 20-24. The number of spectators varies from 10-30 people. When the College hosts the Conference tournament, the number of players and coaches/coordinators on campus at a given time is

similar to regular season play. The number of spectators may increase to a total of 15-40 people.

In addition, the College fields several intramural and club sports teams during the course of a given school year. College intramural and club sports have included basketball, softball, volleyball, lacrosse, soccer, tennis and flag football.

Because the modernization plan calls for only an upgrade of existing athletic facilities and not an expansion of the number of the facilities or fields, the College does not anticipate any significant increase in the number of athletic events, participants or spectators.

- Summer Community Recreation Program *(section updated 11/10/05).*

Marymount College has historically provided a summer recreation programming for area residents. The program is a typical day camp format that engages participants in outdoor sports and recreation activities as well as classroom based enrichment programming. The program also includes focused off-campus activities that have included horseback riding and golf.

This program provides summer employment opportunities for Marymount College students and others in the area seeking such. The program also offers internship opportunities for students interested in entering the recreation profession.

The program is typically conducted from mid – June to mid – August, Monday through Friday. Participant drop-offs begin at approximately 8:00 am. Programming concludes at approximately 4:00 pm with participant pick-ups occurring until approximately 5:00 pm. Some participants are transported to and from the campus by shuttles.

- Community Programs. The following community organizations and activities are among those supported by the College through the use of its facilities and programs:

- Local homeowners associations, including Mediterranea and the RPV Homeowners Association
- The Norris Theater Board of Directors
- The Legatus organization

- Spiritual and workshop groups, including Holy Trinity Catholic Church, Mary Star of the Sea School, St. Peter's by the Sea, and St. Andrew's Presbyterian Church
- Marymount College Book Club
- Palos Verdes Peninsula Chamber of Commerce
- AYSO Soccer
- Dance Peninsula
- Rotoract
- Boy Scouts of America – Eagle Scout Recognition
- Peninsula Breakfast Club
- The Business Leaders' Roundtable
- The Canyon Verde School
- Election polling location (two precincts)

The College currently provides two off-campus housing facilities located outside the City of Rancho Palos Verdes.

The Palos Verdes North facility is located at Palos Verdes Drive North and Western Avenue in the portion of the City of Los Angeles commonly known as Harbor City. In April 2004, Marymount took full ownership of the 86 townhomes located on this former Naval housing site. The existing buildings can house up to 312 students. With the creation of on-campus student housing, the College's Housing Master Plan calls for many of the townhomes to be made available to faculty, staff and visiting scholars. More than one-third of Marymount's faculty and staff live outside the South Bay and must commute long distances to the campus each day.

The Pacific View housing facility, a 30-unit apartment building, is located at 24th Street and Cabrillo Avenue in San Pedro. This facility can house up to 108 students. At present, the College intends to sell this property to help fund the modernization of the campus.

The College has established a shuttle bus service operating on a set schedule to transport students to and from these facilities and the campus, which is about 6 miles away. The shuttle bus generally takes approximately 20 minutes to reach the campus. The majority of students living in off-campus housing, however, use private vehicles to commute to the campus.

The goal of the College's Residential Life program is to provide a quality living environment where students will be successful academically, socially, emotionally,

physically, and spiritually. Residents are assisted in their development by the Residential Life staff and on-site Resident Directors and student Resident Advisors.

IV. Proposed Revisions to CUP No. 9 – Project Overview

As noted above, Marymount College operates under the terms and conditions of CUP No. 9, which was originally granted in 1975.

Since the 1970s, enrollment at the College has grown from 125 to approximately 725 full-time students. Despite the significant increase in the student body, with the exception of the expansion of the Student Union building in the early 1990s under Revision “C” of CUP No. 9, the physical campus has changed little since the College took over the facilities in 1975.

The College’s Board of Trustees and administration have determined that Marymount’s religious as well as educational mission is severely limited by the current size, condition and types of facilities present on the campus.

In order to more efficiently, effectively and safely serve its student population and fulfill its religious and educational mission, Marymount’s students need and deserve the types of facilities they would find at other liberal arts colleges: a library that can accommodate a substantive collection as well as electronic information and research capabilities, recreational opportunities that encourage students to stay physically healthy, and on-site residences that would enable freshmen to take advantage of the full complement of academic, cultural and spiritual opportunities offered on campus.

To fulfill this vision, the Marymount College modernization plan proposes the demolition of approximately 18,022 square feet of outdated facilities to make room for a new library, athletic facilities and two residence halls. Additional improvements include the expansion of the bookstore and the creation of a faculty dining area in the Student Union building, and the remodeling and expansion of the Administration building. All together, these improvements to the campus will consist of approximately 136,008 square feet of new construction.

The College’s desire to enhance its facilities, particularly by offering on-campus housing for freshmen, is based on current research that has found that students who live on campus are more involved in the life of the college community — and that those who take active roles in this community are also the most successful academically.

Independent, liberal arts colleges and universities in the United States characteristically offer student housing on their campuses. The reasons for this practice are threefold: student convenience, student safety and supervision, and the educational and social benefits involved. Students are clearly advantaged by living within walking distance of

classrooms and laboratories, as well as the campus library, computer facilities, and athletic facilities. Students living in on-campus housing will also have the advantage of 24-hour security and supervision by trained student life professionals. Most significantly, on-campus housing will allow for the integration of students' academic studies with the co-curricular activities offered by the College. As a religious institution, Marymount College offers a wide range of programs and services that enhance the Catholic and ecumenical education for which students choose Marymount. Living on campus will enable students to more fully take advantage of these faith-based programs and services.

Marymount College is unique among two-year colleges in that its students have historically come from more than 30 U.S. states and more than 20 countries around the world. Most students travel long distances to further their education at Marymount, and do not have families within the immediate community. For this reason, on-campus housing takes on an even more important role as it will allow Marymount students to create a new "home away from home" with the support of their fellow students and the College's dedicated faculty and staff.

Marymount's Board and administrators are planning for the day when the College's freshmen will have a seamless and uninterrupted academic environment. Ideally, students will walk from their residence to the chapel, to class or the library, to a lecture or play or film, and not be constrained by the shuttle bus going to and from their off-campus residences at set schedules or by having to drive their personal vehicles across town. Academic life will be greatly enhanced when students can more readily meet and mix with faculty and launch into impromptu discussions on politics, religion, current events or literature. With improved athletic facilities and not needing to travel to and from campus, students can more readily participate in a sports program that allows them to more fully experience the camaraderie and community that develop through participation in athletics.

V. Detailed Description of Additions/Remodels of Existing Buildings, Proposed New Buildings, and Other Site Improvements

The revised Marymount College campus modernization plan differs markedly from the College's proposed amendment to CUP No. 9 that was submitted on July 20, 2000. In response to input from City officials, staff, the community, and the College's architects and engineers, Marymount has redesigned its plans to make the most efficient use of the site while still ensuring the highest quality of educational experience for its students. The revised plan decreases the amount of new construction by approximately 6,990 square feet.

This new proposal maintains existing view corridors and the resulting enhanced aesthetic appearance of the campus will also benefit the surrounding residential

properties. The redesigned project also maintains more open space on the campus. The plan relocates the existing outdoor athletic/soccer field and tennis and basketball courts from the east side of the campus to the west side, so as to be farther away from residential properties. In their place, the College proposes to locate the new library, which will be a quieter, indoor use. The new proposal also reduces the number of residence halls from three to two.

The new soccer field area will include a 7' black chain link fence, planted with shrubs, to prevent soccer balls from leaving the field area. *(added August 2008)*

The existing parking areas will be reconfigured and expanded even though the College's enrollment will remain subject to the current limitations of its CUP. After meeting with neighbors on San Ramon Drive, further refinements were made to the east end of the parking lot. These changes included lowering the grade of the parking area, eliminating parking spaces along the north property line behind the two residences which share the north lot line and incorporating grasscrete to provide for a more natural appearance. *(amended August 2008)*

The proposed project includes the following new construction:

- Two interconnected student residence halls (each two stories and consisting a total of 128 rooms), with 59,164-square feet of area;
- A two-story 33,243-square foot athletic facility;
- A one-story 26,710 -square foot library;
- A one-story 1,975-square foot maintenance building;
- A one-story 1,869-square foot art studio addition to the auditorium building;
- A two-story 7,455-square foot faculty/academic building addition to an existing faculty building;
- A two-story 3,492-square foot bookstore/faculty dining addition to the existing Student Union building;
- A one-story 2,100-square foot admission office addition to the existing administration building; and
- The reconfiguration and reconstruction of the entry drive and 463 parking spaces, including 391 full size and 72 compact spaces.

A site for an approximately 3,000 square foot community preschool will be reserved to the west of the proposed athletic facility, but will not be constructed until funding for its construction is secured by the community.

The existing pool will be removed and a new pool will be constructed adjacent to the proposed athletic building.

Approximately 18,000 square feet of demolition is proposed by removing the following structures:

- A two story 1,530-square foot view room/hall;
- A one story 2,696-square foot photo lab/maintenance building;
- A one story 2,870-square foot bookstore/health center;
- A one story 3,648-square foot arts building;
- A one story 2,998-square foot preschool;
- A one story 4,072-square foot library; and
- A one story 208 square-foot structure for pool equipment.

Existing Campus Buildings (Addition/Remodel)

- Academic/Library Building. The existing 4,072 square foot library that is connected to the existing academic building will be replaced by a 26,710 square foot library and lecture hall that will better accommodate the library collection and serve student needs. The proposed addition will include a partial remodel of the façade of the existing academic building. The proposed improvements will be constructed at a height of 27 feet, as measured from the lowest adjacent finished grade elevation (924 feet) to the top of the highest roof ridgeline elevation (951 feet). The library was redesigned within the same footprint in March of 2008, placing the lecture hall on the north side of the building and placing a reading room on the south side of the building. This redesign had the effect of lowering the roof of the library over the main entrance by five feet. *(amended August 2008)*
- Administration Building. A total of approximately 2,100 square feet of floor area is proposed to be added to the existing 9,450 square foot administration building, resulting in a total floor area of 11,550 square feet. The proposed addition includes a remodel of the existing façade as well as the interior layout of the building. The primary entrance to the building will be on the north side, opening onto an attractive plaza with a fountain. This plaza will provide a convenient connection to the redesigned parking lot. The proposed improvements will be constructed at a variable height of 20'-6" on the north side to 25 feet on the south side, as measured from the lowest adjacent finished grade elevation (926 feet) to the top of the highest roof ridgeline elevation (951 feet).
- Auditorium/Fine Arts Studio. A 1,869 square foot, one story art studio is proposed to be added to the south side of the existing building. This structure varies in height from a finished floor elevation of 925 feet to 942 feet (i.e., 17 feet maximum), as measured from the lowest adjacent finished grade elevation.

- Student Union (Bookstore/Faculty Dining Addition, Athletic Facility, and Maintenance). Part of the proposed addition to the existing 18,158-square foot Student Union building involves 3,492-square feet of additional floor area for a total area of 21,650 square feet. The proposal consists of a 1,496 square foot addition on the first floor for offices and storage and a 1,996 square foot faculty dining area on the second floor. The bookstore will be located in the northeast corner of the existing building. The proposed addition will be constructed at a height of 30 feet, as measured from the lowest adjacent finished grade elevation (913 feet) covered by structure to the top of the highest roof parapet elevation (943 feet). *(amended August 2008)*
- Besides the bookstore and faculty dining additions, an athletic facility is proposed to be added to the west to the existing Student Union building. The facility will be two-stories, totaling 33,243-square feet. The building includes a gymnasium, locker rooms, weight room, aerobic room, classroom area, concessions area, outdoor terrace, maintenance and storage. The proposed addition will be constructed at a height of 39 feet, as measured from the lowest adjacent finished grade elevation (903 feet) covered by structure to the top of the highest roof parapet elevation (942 feet). The addition has been designed to have a low profile relative to the surrounding grade, and has also been designed to be no taller than the existing Student Union building. A stepped terrace is also proposed which will connect the pool to the south entry plaza. *(amended August 2008)*
- Faculty Office Building. The proposed addition to the existing 7,346-square foot faculty office building involves 7,455-square feet of new floor area for a total area of 14,801 square feet. The addition consists of a classroom, storage and lounge area that connects the faculty office building to the academic building on the first floor and creates new faculty offices and conference room space on the second floor. The proposed addition will tie into the existing roof of the building and be constructed at a height of 28 feet, as measured from the lowest adjacent finished grade elevation (912 feet) covered by structure to the top of the highest roof parapet elevation (940 feet).

New Buildings

- Residence Halls. The proposed residence halls consist of two interconnected, two-story buildings totaling 59,164 -square feet. The buildings will include a total of 128 rooms that will house 250 students and two adult supervisors. The buildings contain lounge space, laundry facilities, activity rooms, and prayer/meditation rooms. The proposed buildings will be constructed at a maximum height of 44 feet, as measured from the lowest adjacent finished

grade elevation (886 feet) covered by structure to the top of the highest roof parapet elevation (930 feet). However, the majority of each structure is less than 33 feet in height.

Emergency vehicle access to the residence halls will be provided along the pedestrian walkway that connects to the parking lot on the east side of the campus.

Site Improvements

Ancillary Facilities

The campus modernization plans propose a variety of site improvements to enhance the aesthetic environment of the College, as well as to provide efficient pedestrian and vehicular circulation on the campus. Proposed site improvements include the following:

- A new entry sign (6 feet in height)
- An information/welcoming booth at the campus entrance (48 square feet)
- A rose garden
- Substantial new landscaping and new trees
- Substantial new landscaping on the south slope area to screen views of the proposed residence halls. In addition, trees can be added to the median on Ganado Drive to further screen views, if desired by neighbors and the City. *(added August 2008)*
- Appropriate site lighting to include walkway lighting bollards, walkway light poles and parking lot light poles. Lighting has been carefully designed to be directed downward to avoid spill-over lighting impacts. *(added August 2008)*
- Raised planters
- Fountains
- Inviting plazas
- Colored and textured pedestrian walkways
- Low retaining walls with a stone finish
- Trellis structures
- Loading facilities adjacent to the maintenance and athletic facility
- Trash enclosure in the service yard area

Architectural Style/Theme

The proposed architectural style of the buildings is in keeping with the Mediterranean climate of Rancho Palos Verdes and the existing architectural context. The plans call for

the use of Rancho Palos Verdes stone veneer, large overhangs, clay tile roofs, wood, and earth-tone stucco in order to maintain stylistic integrity with the surrounding residential neighborhoods. Moreover, the massing of the new buildings is well articulated so as to further blend the campus in with the neighborhoods. And off-set or projecting roof and wall elements will create visual interest and shade/shadow variations that will also help the improvements blend with the residential community.

Grading

The plan involves approximately 102,000 cubic yards of earth movement consisting of approximately 51,000 cubic yards of cut and 51,000 cubic yards of fill. Since grading is proposed to be balanced on-site, no off-haul is proposed. *(amended August 2008)*

Parking and Access

The existing vehicle entry access to the College will remain at its current location at the intersection of Palos Verdes Drive East and Crest Road. The current driveway is narrow and intersects Palos Verdes Drive East at an awkward angle. To improve this situation, the driveway will be widened and oriented to Palos Verdes Drive East so that it forms a right angle.

Recent studies have indicated that peak period parking demands at the College, which occur for limited periods on one or two weekdays, have not exceeded 390 vehicles. Parking will be increased and reconfigured, and will primarily be located on the north and east sides of the campus. Existing parking will be increased by 120 spaces, going from 343 to 463 spaces (391 standard spaces, 72 compact spaces).

VI. Phasing, Demolition and Operational Information *(amended August 2008)*

In 2006, the College revised its application to request the ability to have some flexibility in the start dates for various components of the Project with the understanding that the components of each phase would be promptly and fully completed during such phase. As such, the phases could overlap or could be constructed in separate stages. The following summary assumes the maximum period of buildout.

PHASE I (YEAR 1)

- Remove existing tennis and handball courts.
- Remove Pre-school, Health Center and Maintenance Building.
- Remove existing west and south parking lots, along with man-made fill slopes.
- Re-configure north parking lots and construct new campus entry drive.
- Construct new parking lot extension on the east and west sides of the campus.
- Remodel existing Administration Building.

- Remove library wing of the existing Classroom Building.
- Remove View Room and Hall to existing Academic Building.
- Rough grade and establish building pads for future building construction.
- Install temporary modular buildings to house uses displaced by demolition.
- Install a single construction trailer in the construction staging area (current soccer field)

All major rough grading needed for the reconfiguration of the parking lots and the establishment of building pads for the new improvements would be completed within the first three months of the start of construction. Phase I would reconfigure all of the parking lots and add 120 parking spaces. The College estimates that there would be approximately 30 construction workers onsite to demolish the existing buildings, demolish and reconfigure the parking lots, and perform preliminary the major rough grading. The construction workers' vehicles would be parked onsite during this phase. If construction occurs during the summer when school is not in session, all of the demolition and parking lot reconfiguration would occur at one time. For the few faculty/staff that may remain during the summer (no more than 20) a temporary lot on the west side would be provided of the appropriate size, once site demolition is completed. Parking lots would then be finished east to west. By the start of school, the full 463 spaces would be available. If construction on Phase I begins while school is in session, construction would begin on the east parking lot. This would create 127 new parking spaces. Approximately 10 to 15 parking spaces in the parking circle at the east end of the campus would not be useable during construction of the parking lot, because of limited access. Once the new east parking area is made available, the demolition and reconfiguration of the west and south parking lots would begin. If at any time the total number of parking spaces falls below the existing 343 spaces during this phase of construction, the remaining spaces would be provided at the current PV North Housing Facility, using existing shuttle service to the campus.

PHASE II (YEARS 2 TO 4)

- Fine grade for new construction associated with this phase.
- Construct library addition.
- Remodel existing Classroom Building.
- Construct Academic Building addition.
- Construct Athletic Facility and pool.
- Construct Maintenance Building.
- Construct Bookstore addition.
- Construct athletic field and tennis courts.
- Construct site pedestrian improvements adjacent to new construction.
- Remove modulars as new facilities are constructed.

The construction for Phase II would involve approximately ten construction workers at the beginning stage of Phase II, increasing to approximately 100 construction workers.

During the peak period of Phase II, temporary parking and staging would also occur at the existing location of the athletic field at the east end of the campus. Further, approximately 20 parking spaces at the east parking lot would be used to accommodate the construction of new buildings on the east side of the campus. If the parking and staging areas were insufficient, remaining construction workers would be instructed to park at the PV North Housing Facility and ride the shuttle to the campus. If construction occurs during the summer when school is not in session, or breaks in the academic calendar, then existing on-site parking would be used.

PHASE III (YEARS 5 TO 8)

Fine grade for new construction associated with this phase.
Construct site pedestrian improvements adjacent to new construction.
Remove existing swimming pool.
Construct Fine Arts Studio Addition.
Construct Residence Halls.

Phase III construction would start with approximately ten construction workers increasing to approximately 100 workers during the peak periods of construction. Construction parking and staging would occur on the existing athletic field at the east end of the campus. During the peak period of Phase III, additional construction parking and staging would occur between the academic building and Residence Halls, which would be under construction in this Phase. If the parking and staging areas are insufficient, remaining construction workers would be instructed to park at the PV North Housing Facility and take the shuttle to the campus. If construction occurs during the summer when school is not in session, or breaks in the academic calendar, then existing on-site parking would be used.

Demolition Information

Where possible, hardscape areas that are to be removed will be processed on site and reutilized in the new construction. Once approvals for the campus improvements have been given, the architect and contractor will explore options for recycling any materials that can be reused or recycled.

Truck and Delivery Information

After the campus modernization plan is implemented, the College will receive a majority of deliveries for food and supplies in the loading area to the north of Athletic Building and adjacent to the Maintenance Building (similar to the current delivery system). Regular food deliveries occur and will continue to occur approximately 5 times per week during the school year (fewer or not at all at other times of year), primarily between 7 a.m. and 5 p.m. Delivery of other types of supplies (i.e. paper goods, academic supplies, bookstore supplies) generally occur about 5 times per week, primarily between 7 a.m. and 5 p.m. Smaller deliveries will arrive via U.S. Mail, UPS or other carriers. The loading spaces in the campus circle can be utilized for these small deliveries, with a

majority of deliveries being directed to the Administration Building and then delivered to other buildings on campus.

Trash Collection

Trash receptacles will be located in throughout the campus, and will include the following locations: outdoor gathering areas, in front of building entrances, indoors, in hallways, at individual desks and work areas, in classrooms, in restrooms and in residence hall common areas and rooms. Trash will be collected by maintenance staff from buildings on campus, including the residence halls, and brought via cart to the new covered and enclosed dumpster area located adjacent to the Maintenance Building.

Solid Waste Disposal and Recycling

Marymount College currently contracts with a trash collection company for the pick-up of waste from the dumpster area. This arrangement will continue. Since student enrollment, the number of faculty and the programming of campus events will be similar to the current campus operation, trash generation would only increase slightly due to the residence halls. Separate recycling facilities are currently provided and would continue to be provided in the collection area. Recycling material is collected by a City franchise company.

VII. Transportation Demand Management

Purpose and Background

Under Chapter 10.28 of the Rancho Palos Verdes Municipal Code (RPVMC), the environmental review and approval process for certain development projects, requires the implementation of applicable transportation demand management and trip reduction measures. Pursuant to RPVMC Section 10.28.010, only the approximately 136,008 square feet of proposed new construction is subject to these regulations.

Marymount College has historically encouraged trip reduction measures. Specifically, a shuttle bus is available to students between the campus and off-site housing. In addition, information is currently provided to students and faculty regarding carpooling and vanpooling. With the proposed residence halls, fewer students will be traveling to the campus during morning and evening peak periods, and the overall number of campus trips is expected to be reduced. Once on campus, students can easily access the entire campus on foot. Regular public bus transportation is not currently available to the site.

Response to Applicable Requirements

Pursuant to Section 10.28.030, the following development standards apply to the College's modernization plan::

B.1.a Bulletin Board or Information Kiosk

A permanent bulletin board or kiosk like structure will be constructed and placed on-campus to serve as a "transportation information center". A location will be selected that will be easily accessible by employees and students and will include available or applicable information that is listed in the City Code. This information area will likely be close to the Administration Building or the Student Union. The precise location will be shown on building permit plans. Sample items available will include:

- Public transit information;
- Transportation referral information (such as ridesharing and transit agencies);
- Ridesharing promotional information;
- Bicycle route and facility information;
- A listing of facilities available to users of alternative transportation at the site.

B.2.a Employee, Vanpool and Carpool Parking Spaces

The modernization plan has been designed for better vehicle efficiency as well as for preferred access for carpool and vanpool uses. Specifically, for the 215 employees, 108 parking spaces will be designated for employee use. As required by the Code, at least 10% of the employee parking area (e.g., 11 spaces) will be located as close as practical to the employee entrances and 2 spaces will be signed/striped at all times as carpool/vanpool spaces. Other spaces will be signed/striped as demand warrants. A description of the method for obtaining a permit for these spaces will be available at the transportation information center noted above. These spaces will be shown on plans submitted for a building permit.

B.2.b Vanpool Parking Spaces

As stated above, at least 2 carpool or vanpool spaces will be striped and signed at all times, with additional spaces designated as demand warrants. Based on past experience, vanpoolers will likely be dropped off and picked up without requiring the vehicle to be parked. If it is established that vanpools will require parking, space will be provided and marked. A drop-off and boarding zone for these vanpoolers will be located in the campus traffic circle.

B.2.c Bicycle Racks

Since many students and some faculty will have bicycles, bicycle racks will be provided throughout the campus. More than the minimum 6 bicycle spaces will be provided (based on less than 150,000 SF of new building development). These spaces will be shown on building permit plans.

B.3.a Carpool/Vanpool and Boarding Area

As is currently provided, a carpool/vanpool boarding and drop-off zone for passengers will continue to be provided in the campus traffic circle.

B.3.b Sidewalks and Pedestrian Circulation

Sidewalks and other designated pathways are designed to provide direct and safe routes from the external campus pedestrian circulation system (Palos Verdes Drive East at Crest Road) to each building on the campus. As shown on the proposed site plan, Sheet A-2, concrete walks have been incorporated along the central driveway from the sidewalk on Palos Verdes Drive East. These pathways connect to a network of pathways that allow for safe access to each building in the development.

B.3.c Bus Stop Improvements

As stated in Chapter 10.28, bus stop improvements will need to be reviewed by the City in conjunction with the review of the project. The City will also need to consult with any local bus service providers.

B.3.d Bicycle Parking Access

Sidewalks, pathways and project driveways are designed to provide direct and safe routes from the external campus (Palos Verdes Drive East at Crest Road) for bicycles entering or exiting the site. Bicycles can utilize driveways or walkways to gain close proximity to any building on campus.

VIII. Burden of Proof Statements

1. The campus site is adequate in size and shape to accommodate Marymount College's modernization plans.

The two parcels on which Marymount College is situated encompass over 25 acres. The College's existing improvements utilize a general area of approximately 13 acres. The proposed modernization and upgrade of the campus will involve the demolition of approximately 18,000 square feet of existing space and the creation of 129,409 square feet of new space through remodeling, additions to existing structures, and new construction. With the exception of the outdoor recreation areas to be located on the westerly side of the campus, virtually all of the new development will be located within

the general foot print of existing improvements since most of the more steeply sloped areas on the south side of the campus are to remain undeveloped. Upon completion, at least two-thirds of the site will remain as open space.

2. Marymount College's modernization plans will not increase traffic generation.

The College is bounded on the north, south, and west by Palos Verdes Drive East, a 75- to 127-foot wide asphalt paved road. All campus access is via this street, which is adequate to carry the type and quantity of traffic generated by the College. The College will remain subject to current CUP enrollment limitations. By providing housing for students on campus, the proposed plans will result in a decrease in daily car trips generated by the College's students. The modernization plans also call for an increase in on-site parking to 463 spaces -- a net gain of 120 spaces. The creation of this additional parking will assist in reducing demand for off-site parking on adjacent streets.

3. Marymount College's modernization plans will not have a significant adverse effect on adjacent residential properties.

Marymount College has successfully co-existed with its residential neighbors for over a quarter of a century. The College's modernization plans continue to respect the quality of life concerns of these residential neighbors.

For example, the majority of the new buildings, including the student residence halls and the athletic facility, are located in the center of the existing campus, away from adjacent properties, and are purposely set back and sited at a lower elevation to preserve view corridors. Most of the existing buildings on campus currently exceed a height of 16 feet from lowest adjacent finished grade. Although the existing and proposed buildings will continue to exceed the general 16 foot height limitation in the City's Institutional zoning district, the new buildings are comparable to the height of existing campus buildings. For example, the proposed athletic facility has been designed to be comparable in height to the Student Union building. The administration building addition will be no taller than the existing administration building. The addition to the faculty offices will extend the existing ridge line of the current building. The library building will be below the height of the auditorium building to the north, and the roof height of the new residence halls will be below the height of the classroom building to the north. In essence, the campus has been carefully designed to generally follow the downward slope of the site. With the approval of the CUP and any appropriate mitigation measures, the plans will be consistent with the City's Municipal Code.

In addition, the reconfiguration of buildings and parking areas will result in a campus that appears more compact and less sprawling, particular on the more visible northern perimeter of the campus where many of the existing buildings are slated for demolition.

The proposed library and expanded parking area will replace the tennis/basketball courts on the eastern portion of the property where single family residences are most proximately located. The library's placement is oriented to be sensitive to the adjoining residential properties, and as an indoor facility should not create any noise impacts for the neighbors.

The existing athletic/soccer field will be relocated to the western portion of the campus on currently vacant land. This green and groomed sports field will be well landscaped. Moreover, in comparison to the location of the current athletic/soccer field, this site will be well separated from neighboring residences by the 75-foot width of the Palos Verdes Drive East right-of-way and a 10- to 100-foot plus setback from site improvements to their respective property lines. In addition, this field is graded down into the site so that in many cases, it will not be visible from residential properties above. The new tennis courts are graded into the site so they will be less noticeable and will not require fencing on the north side. Fencing with planting will be provided around the soccer field.

Neighborhood parking concerns will be addressed with the addition of 120 new parking spaces on campus.

With respect to potential impacts arising from students living on the campus, the College seeks to foster a living-learning environment that supports students in their development as responsible, critically thinking, young adults. The College endeavors, in its publications and pronouncements, to inform students of their rights and responsibilities as members of not only the College community, but of the greater community.

The principle document outlining student rights and responsibilities is the College's Student Handbook, which is published annually. In addition, the Office of Residential Life puts out regular publications and holds periodic meetings, which serve to reinforce the expectation that students need consider and be respectful of the rights of those who live in the neighboring community.

The College also disseminates information about institutional values and behavioral expectations for students living in Marymount housing as part of the College's student housing agreement. This document is reviewed and signed by the student and one or both parents in advance of a student's arrival on campus. Within 48 hours of arrival at the College's residential facilities, professional staff meet with students and extensively review the College's housing policies and procedures.

The policies and procedures for students living in the on-campus residence halls will be similar to those in effect at the College's off-campus facilities. Students will observe daily quiet/study hours, which call for noise to be contained within buildings from 8 p.m. to 7 a.m. Outside noise will be limited to conversational tones after 8 p.m.

The College will have on duty safety/security staff 24 hours a day, 7 days a week. In addition, professional Residential Life staff will be living in the residence halls to ensure policy compliance. A “main desk” operation will also be maintained 24 hours a day during the school year to support student needs and respond to requests for assistance.

Students who violate College’s Residential Life policies or the rights of others are held accountable for their actions through the College’s Student Judicial System (SJS). The SJS carefully defines the process by which policy violations are considered and sanctions imposed. Sanctions are dependant on several factors including the severity of the infraction, its impact on the greater community and any previous history of violations. Generally, sanctions can include a warning, community service, and referral to an education program specific to the violation. In very serious matters, sanctions can include removal from housing and removal from the College.

The College firmly believes that this combination of student education, supervision, and enforcement of Residential Life policies will effectively limit noise and other potential impacts on nearby residences. In addition, the proposed physical design and addition of parking to the campus will serve to limit any significant adverse effects on adjacent residential properties.

4. Marymount College’s modernization plans are consistent with the City’s General Plan.

Marymount College’s modernization plans incorporate the following objectives:

- Create an enhanced living and learning environment for the College’s students to enable the College to fulfill its religious and educational mission.
- Ensure that the College maintains its reputation as a distinguished institution of higher education by providing the type and quality of academic, residential, and recreational facilities available at other liberal arts colleges.
- Provide on-campus housing for freshmen so they may take advantage of the full complement of academic, cultural, recreational, and spiritual facilities and services offered on campus.
- Relocate housing to the campus in order to reduce traffic generation and impacts on local roads.
- Relocate parking facilities to improve the design of the campus and increase the number of parking spaces to reduce the need for off-site parking.
- Relocate outdoor athletic facilities away from nearby residences.
- Provide enhanced facilities for community activities.

- Allow for the future development of a community preschool.

As set forth below, these objectives are entirely consistent with the following relevant goals and policies of the City's General Plan:

Applicable General Plan Goal/Policy	Project Consistency
Encourage the development of institutional facilities to serve the political, cultural and social needs of citizens. (GP, p.56)	The College proposes to modernize an existing institution of higher learning that serves the religious, cultural, athletic, and social needs of the community.
Encourage programs for recreation, social services, and cultural and educational achievement. (GP, p.51)	The modernization of the Marymount campus will enable the College to maintain its distinguished status as a leading institution of higher learning and further the educational, social, spiritual and cultural growth of members of the community and students from over 30 states and 20 nations as it has historically done in the City for the past 30 years.
Place special emphasis on the cultural, educational and recreational needs of individuals, families, and the community and encourage the expansion of existing programs in these areas. (GP, p.55)	Religious, cultural, athletic, and other events that are currently taking place on the campus will continue upon completion of the modernization plans, with expanded opportunities for additional programs. The revised plans also allocate space within the campus for a new community preschool building.
Encourage the building of meeting facilities by private or nonprofit groups. Existing and new businesses, churches, utilities, etc., should be encouraged to allow some use of their facilities by community groups. (GP, p.51)	Community meeting facilities will continue to be made available at the campus in enhanced facilities upon completion of the modernization plans.

Applicable General Plan Goal/Policy	Project Consistency
Encourage the building of playing fields for multiple use by various recreational groups. (GP, p.51)	The project proposes various new or improved recreational facilities including an athletic/soccer field, tennis courts, swimming pool and gymnasium. Recreational events that currently take place on the campus will continue upon completion of the modernization plans, with expanded opportunities available for recreation programs.
Encourage public use of institutional recreational facilities. (GP, p.99)	Religious, cultural, athletic, and other community programs that are currently taking place on the campus will continue upon completion of the modernization plans, with expanded opportunities for additional programs.
Encourage local, public, non-profit recreation and cultural activities. (GP, p.99)	Religious, cultural, athletic, and other community activities that are currently taking place on the campus will continue upon completion of the modernization plans, with expanded opportunities for additional programs.
Require adequate off-street parking for all existing and future development. (GP, p.137)	The modernization plans call for the reconfiguration of the existing parking areas and the addition of 120 new spaces.

MARYMOUNT COLLEGE
PALOS VERDES, CALIFORNIA

RECEIVED

SEP 02 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

Office of the President

September 2, 2008

Ara Michael Mihranian, AICP
Principal Planner
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90275-5391

**Re: ZON2005-00395 Marymount College Modernization Plan: Request for
Additional Time to Speak at September 9, 2008 hearing**

Dear Ara:

Our project time would like to request additional time for our presentation to the Planning Commission on September 9, 2008. We anticipate that we will need approximately 40 minutes to present information to the Planning Commission that we feel is pertinent to our request.

Please feel free to contact me if you have any questions concerning this request.

Sincerely,



Dr. Michael Brophy, Ph.D., M.F.A.
President, Marymount College

cc: Joel Rojas, City of Rancho Palos Verdes
Michael P. Laughlin, Psomas
Shaída Kafe-ee, Marymount College
Scott Boydston, AIA, Rasmussen and Associates
Don Davis, Burke, Williams and Sorensen

Ara M

From: jlkarp [jlkarp@cox.net]
Sent: Tuesday, September 02, 2008 5:28 PM
To: pc@rpv.com
Cc: Ara Mihranian
Subject: PC meeting 9-9-08

On behalf of the Concerned Citizen Coalition/ Marymount Expansion (CCC/ME) I am requesting 15 minutes on the agenda. We wish to make a power point presentation regarding the concerns we have on the Marymount College Expansion Plan.

Thank You
Lois Karp
Chairman of CCC/ME

Ara M

From: jlkarp [jlkarp@cox.net]
Sent: Wednesday, August 13, 2008 10:45 AM
To: Joel Rojas; Carolyn Lehr; Ara Mihranian
Subject: Marymount

CONCERNED CITIZENS COALITION / MARYMOUNT EXPANSION

CCC/ME

31115 Ganado Drive, Rancho Palos Verdes, CA 90275

Phone: 310-541-3197 Fax: 310-868-2880 e-mail: jlkarp@cox.net

August 13, 2008

Mr. Joel Rojas
Director of Planning, Building & Code Enforcement
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Re: Marymount College Facilities Expansion Project
Case No. ZON2003-00317 (CUP No. 9 –Revision “E” a Grading Permit and Variance
Permit)
Staff Report of August 5, 2008

Dear Mr. Rojas;

This letter is letter is memorialize the remarks I made at the August 5, 2008 City Council meeting regarding the path forward on the Marymount Facilities Expansion Project. Your Report lays out the preparation of the EIR in four steps. Only half of the preparation is complete. This is not sufficient work completed to move forward with the project.

The new information in your Staff Report specifying the inclusion in the project of 14,000+ square feet of temporary modular buildings, to be in place 93 of the 96 months of construction, is not a “minor revision”. This is a material change to the project and should have been vetted at the public hearings on the Draft EIR and included there in. Additionally, the report mentions a new construction road and fails to mention, which we observed on the site plan, the changing of the location of the staging area. This is a long-term hardship for the surrounding homes. These modulares are not temporary per the California Building Code and the Los Angeles County Fire Department. These buildings are considered permanent. How will the noise and dirt from the construction road be mitigated? These changes are in Phase I of the construction. What has been changed in Phases II & III? This new information must be circulated to the public plus the inclusion of a comment period. Merely including this information in an Orientation Meeting to the Planning Commission is not sufficient under CEQA.

The public needs to know when Marymount will conclude all plan revisions. And the City as the Lead Agency needs to advise Marymount that what is being presented to the Planning Commission on September 9, 2008 is the final edition.

We strongly object to the concurrent running of the incomplete EIR with the application process. Vital information in the EIR will not be available to the public or the Planning Commission when major decisions on the project are made. The public is entitled under CEQA to have the questions they submitted during the comment period answered in the Final EIR before the project application proceeds and we request that be done.

Yours truly,

Lois Karp

Lois Karp
Chairman, CCC/ME

Cc: City Manager Carolyn Lehr
Principal Planner Ara Mihranian

TO: Director of Planning, Building and Code Enforcement Date: 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

The latest "Site Plan" shows a large number of "Temporary Trailers", to be used during the construction. Although phase II site plan says they are to be removed at the end of phase II, I understand that a clarification letter to the city says that temporary trailers will be on site for 93 of the 96 months, rendering the temporary label incorrect.

How could you realistically call their omission in the project plan an oversight? I believe that they were deliberately omitted to avoid the negative comments sure to be generated by their inclusion. (Question: What happens to "temporary" trailers at educational institutions? Answer: They never, never leave. Just look around at every school!)

California law (CEQA) requires the re-opening of a public comment period, in the case of any "major" changes to the Plan. Surely this "oversight" and now inclusion constitutes a major change in the plan.

It appears that changes are being "slipped under the door" without adequate public awareness and opportunity to comment. Another change seems to be the relocation of the construction staging area from the Athletic field to adjacent to the parking lot, closer to the San Ramon properties, as shown in the Phase I site plan. Where is the information explaining this move? When will it be made public for comments?

Drawings do not a project make; narratives of explanation and justification are also required.

I request that all the current information, whatever and wherever it is, be provided publicly, including the revised EIR.

I further request that the comment period be reopened once all this information is made available.

Duncan Tooley
2742 San Ramon Drive

TO: Director of Planning, Building and Code Enforcement Date: 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

I have heard that the city proposes to proceed to evaluate and decide upon variance requests on this project prior to the completion and final review of the EIR. This means that Planning Commission members will be making evaluations and decisions without the necessary information on which to base them.

This approach seems inappropriate, dangerous, abnormal, and possibly unprecedented. As a taxpayer, I admonish you to stick to the normal process and do not let this project get out of control.

Do not be influenced by pressures from Marymount to proceed out of sequence.

Thank you,

Duncan Tooley
2742 San Ramon Drive

TO: Director of Planning, Building and Code Enforcement Date 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

The Draft EIR contained some simulated images for the Harris property, lot 27 on San Ramon Drive, that were stated to be in error. One of the errors mentioned was that the parking lighting was to be mounted on short bollards, not tall poles as shown in the visuals. Note that the revised lighting drawing dated July 10, 2008 continues to show the parking light detail drawing with a 10'0" square steel pole! New images have been promised, but are not yet available.

No images were prepared for the Covey property, lot 26, because it was unoccupied and being remodeled at the time and no one requested consideration of it. I have subsequently purchased the property and requested visuals because they are dramatically different than those of the adjacent lot.

They too have been promised, but are not yet available. The sites were photographed in April, 2008. It seems reasonable to expect that the computer simulations (made by adding light posts, walls, and cars to the photographed images produced at that time) would have been available in the intervening months.

My understanding and hope is that these views will be included in the final EIR.

I object to both the Marymount Open House "infomercial" and the city's September 9th timing of another informational meeting without the revised EIR document being available for all to review.

Thank you,

Duncan Tooley
2742 San Ramon Drive

TO: Director of Planning, Building and Code Enforcement Date: 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

The 1975 CUP placed restrictions on the parking along San Ramon property line. The restrictions were that there were a total of only 39 parking spaces reserved for staff and faculty only and restricted to weekdays with no overnight or weekend parking allowed. Furthermore, the use of the tennis courts was restricted to the weekday hours of 9 am to 4:30 pm. This was to minimize the noise and disruption factors for the residences along San Ramon Drive. (Note that Dr. Wood both acknowledge the tennis court restrictions and blamed violations on unauthorized neighbor usage in his 5/29/80 reply to the RPV code inspector regarding CUP violations).

The proposed expansion project throws out all previous CUP restrictions and while acknowledging the intent to get maximum usage out of the campus, day and night!

The new parking drawing dated July 10, 2008 totally throws the 1965 CUP noise prevention restrictions out the window and replaces them with *the maximum possible noise factor* by placing access to 230 parking spots down a driveway behind all the lots on San Ramon Drive with 68 parked directly against the property line and another 38 parked on the opposing side within 1.5 car-lengths. There are no proposed restrictions of any kind on this parking. It is designated mixed faculty-student use 24 hours per day, 7-days per week. *This totally throws out the previously maintained quiet for these residences.*

This is totally unacceptable! The whole point of regulations is to maintain the level of quiet residential use that we have paid well to enjoy in Rancho Palos Verdes.

Marymount gives as justification parking variance request:

1) **Enforcing setback restrictions would reduce the parking.** Note it is the project designers responsibility to observe restrictions in their proposal. The designers own ineptitude at producing a design that does not violate code is a laughable non-reason for justification. Omitting or reducing the size of buildings or adding a parking facility could also meet the parking requirements without requiring a variance.

2) **Infringement on the reserved location for the preschool.** The preschool reserved location is a fiction. There is no longer any reserved location. All available footprint will be consumed by the proposed expansion. Marymount's preschool will be history with this project. It is inserted here as a "*benefit to the community*" but it will be sacrificed for this project and no longer exist, therefore, by the same reasoning, a loss to the community.

Please reject the request for parking variance as totally unjustified and part of the grand deception to make this project appear as nothing more than an “upgrade,’ like a home remodeling. It is much, much more and will definitely affect the entire neighborhood.
Thank you,

Duncan Tooley
2742 San Ramon Drive

TO: Director of Planning, Building and Code Enforcement Date: 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

I request that the RPV Planning Commission and Zoning Department refer to this project in all communications, both written and verbal, by its proper name “Marymount Facilities Expansion Project,” and not support Marymount in its disinformation attempt to label the project as mere “modernization.”

Dr. Brophy’s pitch at his presentation in late 2007 was that this project is similar to remodeling a home, and “modernization” or “update” is the terminology that the college pushes at every opportunity. I believe this is an attempt to downplay the major problem with the project, which is trying to put much building square footage, athletic field and parking into too little usable space.

The project involves an increase in building square footage from 92,268 to 210,254, an increase of 118,000 square feet or 227%, which is a ***major facilities expansion***, not just an update!

The RPVlistserver email of 8/29 announcing the Marymount open house used their terminology of “proposed modernization project.”

Please make this the last time for using Marymount’s “spin” terminology and instead use the proper project name so that all residents will properly perceive the magnitude of the project!

Thank you,

Duncan Tooley
2742 San Ramon Drive

TO: Director of Planning, Building and Code Enforcement Date 9/2/2008
City of Rancho Palos Verdes,
Rancho Palos Verdes, Ca 90275

Re: Marymount College Expansion Project, Zoning Case No. ZON2003-00317

Although the ***enrollment cap*** for Marymount is unchanged in the Expansion Project request, there is an increase of 131 net student seats and considerable expanded use of the campus. I quote Paul Martin, project engineer for RBF Consulting, in response to a comment in the April 29, 2008 Fehr & Peers Review Letter:

In addition to the future dormitories, the proposed project consists of additional academic and athletic buildings, as well as relocation and reconfiguration of recreational facilities. Therefore, increased trips by both students and nearby residents to/from the college are anticipated due to improved campus facilities. Also, the addition of on-campus housing is considered a change in the dynamics of the campus ...

... Increased parking demand at the college is anticipated due to improved campus facilities and the ability to offer more courses more frequently. Therefore, additional parking demand associated ***with the 131 net new student seats*** is quantified to account for the improved campus facilities. Student or nearby resident visits to the campus may be longer in duration, resulting in less frequent parking space turnover. ***Since changes in site usage patterns and behavior are likely to occur with implementation of the proposed project,...***

Therefore, the wording ***“no increase in enrollment” is disinformation.*** Please make it clear to reviewers and others that there will be ***increased*** students, increased student activities, and increased noise levels on the campus.

Sound travels very easily and quite far on the ocean side of the Hill because it is unusually quiet and the downward slope forms a half-megaphone. It is unquestionable that there will be a measurable and offensive increase in the noise levels experienced by homes surrounding the College.

This is not an unavoidable impact! It can be avoided by removing dormitories from the project. This will definitely reduce the noise level and permit the parking setbacks and restrictions to meet code and not require a variance.

Thank you,

Duncan Tooley
2742 San Ramon Drive

Ara M

From: Greg_Lash@Singaporeair.com.sg
Sent: Tuesday, September 02, 2008 7:03 PM
To: aram@rpv.com
Subject: Fw: 9SEP08 Informational Public Meeting

Hello Ara: I would like my comments to be included in the Staff Report - Thank you in advance.

- 1) I own a home on San Ramon Drive. The latest Marymount Site Plan (Phase 1) shows multiple parking spaces, & an access road to more rear parking, along the east border (with the San Ramon properties). This is in direct violation of CUP of 1975, & again confirmed in 1990, which limits use of the San Ramon Boundry area to Day only, & Faculty only, use. Over 30 Years of Precedent, protecting San Ramon Residents from noise, would be breached.
- 2) It was my understanding that the EIR was still in the Draft phase, & would be completed by Fall 08. If it is still in Draft phase, some of the new items that are appearing on the City's Web site (including the new parking plan) could be added to the EIR process. I have noticed Trailers / Construction Roads / Staging areas not previously disclosed to the Public.
- 3) As a side note, the Public Notice was received by my neighbours on Friday, 22 Aug. This is one week before the start of a Holiday weekend, & right before the start of most schools. Many were not in town, or already had plans for the Labor Day Weekend, & therefore cannot make the 2 Sep deadline for comments to the Staff Report. I'm sure the short notice was just a coincidence, but in the future, I respectfully request, that more notice be given the local residents - especially in the case of an "unscheduled" Meeting. This type of Hearing does not appear anywhere on the CEQA Process Flowchart, which as you know guides the EIR completion - we thought the next Public Notice would announce the completion of the Draft EIR.

Sincerely,

Gregory Lash
 Vivienne Nixon-Lash
 2829 San Ramon Drive
 RPV, CA 90275

>From :
 No Sender Info found in the address book

Visit us at <http://www.singaporeair.com>

This message may contain confidential and privileged information to Singapore Airlines Limited(SIA).If you are not the intended addressee, please notify SIA by return email immediately, and delete the message from your computer.Any use, copy or disclosure of the message or any information contained therein to anyone for any purpose other than as permitted by SIA is strictly prohibited, and any such use may result in

Ara M

From: Sylvi Underwood [sylvi.underwood@suomi24.fi]
Sent: Monday, September 01, 2008 11:40 PM
To: aram@rpv.com
Subject: Marymount College's expansion plans

The Planning Commission
The Planning Department
Rancho Palos Verdes

attn:Ara Mihranian

As a Mediterranean resident since February 1972 I strongly object the above expansion plan. To change a quiet neighborhood by adding a dormitory for hundreds of college students and other buildings is absolutely wrong. I bought the house in this area because of its quiet nature and would like to keep it that way.

The Marymount College as far I understand is tax exempt institution and therefore RPV does not get any payments and the college uses all services, police, fire, roads etc..

To destroy the land by removing tons of soil from hillside will not only be bad for the native birds, animals etc and can cause landslides. And I understand correctly any damages caused by college is not responsibility of college. The city or the residents cannot sue for damages.

Also to think that 250 students would not disturb the neighbors by having parties, arriving late in the evenings and having the parking lots next to neighbors is not a reality. There will be drinking, drugs and roudy behavior associated with normal college life. I have first hand knowlegde about it since I had seven students in different times renting from me.

Also why should the city of RPV and its residents foot the bill for wealthy parents and their children?? No monetary payment only expenses created for the city.

If college is allowed to build according to plans, it will take years to complete and create a nightmare with trafic, not to spaek about noise and dust.

Lastly I would like to ask the members of the planning if they would approve the expansion plans next to their own houses?

Sincely yours,

Sylvi Underwood
31314 Eaglehaven Circle
Rancho Palos Verdes

RECEIVED

AUG 25 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

Dr. Dennis McLeod
3348 Corinna Drive
Rancho Palos Verdes, CA 90275-6212

22 August 2008

Mr. Joel Rojas, ACIP
Director of Planning, Building, and Code Enforcement
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Palos Verdes, CA 90275-5391

Dear Mr. Rojas, the RPV Planning Commission, and the RPV City Council:

I received today your notice of a meeting regarding the proposed expansion project of Marymount College. In this letter was a very helpful link, that allowed me to view the proposed project plans (the latest revision). **These plans are totally and completely unacceptable and in violation of the zoning and initial agreement with Marymount College, and are illegal.**

Most distressing to me is my seeing that the plan proposed by Marymount would not only obstruct the ocean view from my home and many around it, it would place a very noisy soccer field and other athletic facilities in a location directly across Pales Verdes Drive East (right next to the street), which will cause a very serious noise problem. This will change this area from a peaceful residential neighborhood to a loud, congested one – will destroy both the quality of life and the property values of the homes in this area. It is the duty of the RPV City Council to stop this, to protect the taxpaying residents of this residential area. **Whatever action is necessary, including fighting the Marymount “corporation” legally, it must be done.** This is a prime example of a large corporation greatly damaging individuals, individual rights, property rights, and zoning codes.

Marymount College is violating it's agreement with the City in expanding its programs, developing for profit activities, and greatly damaging the Mira Catalina area in which I live. I have been here over eleven years, and each year it gets worse and worse. Marymount College is a **business for profit!** This business is destroying this area, and this must stop.

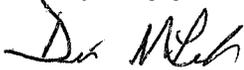
In addition to their ridiculous and totally absurd plan to build expanded outdoor noisy athletic facilities (including an inherently noisy soccer field), dormitory facilities on the campus, etc., Marymount College had continuously refused to work with its residential neighbors. Clearly, Marymount's primary interest is in making money, and this is not a non-profit educational institution. Who ever heard of dorms on the campus of a two-year college? I am a Professor at USC, and am very familiar with what the initial agreement and intent for Marymount – and these expansions **are not acceptable.**

This is a residential neighborhood, not the home of an expanding company. Marymount is a two-year nonresidential college, and their activities should be strictly limited to the

original plan of a small two-year college of limited size. With their ridiculous plans for expansion on a number of fronts, they are destroying the area, ruining the environment, presenting safety and crime hazards, and destroying property values in the area. It is absolutely unacceptable for this two-year small for profit entity to have dorms on site and to construct view obstructive and noisy athletic facilities so close to homes, and I will do everything in my power to stop this.

It is time for to take a firm stand and reject expansion requests from Marymount. The City should be prepared to stand strong against these tremendously destructive plans. If Marymount continues to threaten to sue the City, the City must be prepared to take on whatever legal battles this out-of-control entity initiates.

Very truly yours,



Dr. Dennis McLeod

Copies to:

Planning Commission, City of Rancho Palos Verdes

City Council, City of Rancho Palos Verdes

RECEIVED

AUG 28 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

Kenneth L Goldman
Director
El Prado Homeowners Assoc.
Rancho Palos Verdes, Ca., 90275
Tel: 310-831-1852
Aug. 29, 2008

Director of Planning
Building and Code Enforcement
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, Ca. 90275-5391

Re: Revision "E" to the Marymount
College Facilities Expansion
Project (ZON2003-00317)

Dear Sir:

Revision "E" of the Marymount College EIR fails to address our principal concerns--- as expressed in our letters of Nov. 12, Nov. 26, and Dec. 2, 2007, and in my presentations to the Planning Commission on Nov. 27, and to the Traffic Committee on Dec. 10, 2007.

- 0 Population and Housing
- 0 Land Use and Relevant Planning
- 0 Traffic and Circulation--Traffic Safety

Population and Housing

Marymount College is located in an isolated area of Rancho Palos Verdes---segregated from the surrounding communities by Palos Verdes Dr. East---a narrow, winding, two lane road. The neighboring community surrounding the college includes approximately 4,200 residents. The Proposed expansion of Marymount includes 255 residents living 24 hours a day, seven days a week within this isolated neighborhood. The addition of Marymount residents would represent a 6% increase of population to the neighboring community-----A Significant Impact. (note enclosure 1).

Land Use and Relevant Planning

The Urban Environment Element of the EIR-Residential Activity stipulates:

"Policy 1. Retain the present predominance of the single family residences found throughout the community, while continuing to maintain the existing variety of housing types."

The proposed two-story Residence Halls are in conflict with this single family residence policy and with the existing community. The proposed Residential Hall development is in conflict with the Rancho Palos Verdes Development Code, Section 17.26.030, which does NOT permit residence halls. The proposed Residential Halls would have a SIGNIFICANT IMPACT on the single family residential community, changing the character of the area.

The Urban Environment Element of the EIR-Educational Activity stipulates:

Policy 15: "Locate schools on or near major arteries or collectors, buffered from residential uses, and provide adequate parking and automobile access."

The existing campus is located on Palos Verdes Dr. East, which is NOT a well developed major arterial. The campus is NOT buffered from residential uses. The proposed project would add significant traffic, particularly during night time, off-school hours, and on weekends by the residents of the 255 person Residence Halls.

In addition, the proposed on-campus parking is inadequate. The proposal would add 120 parking spaces to the existing number of parking spots, while designating 255 of the total parking spots to the residents of the proposed Residence Halls. This would result in a reduction of 135 parking spots for off-campus students!

The proposed project would have a SIGNIFICANT IMPACT on the Urban Environment Element.

Traffic and Circulation-Traffic Safety

Palos Verdes Dr. East is principally a narrow, winding, two-lane undivided road, with no street lights, narrow shoulders, and almost non-existent sidewalks, and it is frequently enveloped in fog. (Enclosure 2 & 3 show the blind curves and switchbacks of P.V. Dr.E.---both north and south of the campus).

The EIR acknowledges the significant increase in traffic on Palos Verdes Dr. East:

"The proposed Project would result in significant and unavoidable traffic impacts under forecast year 2012 with Project conditions (weekdays and Saturdays.)" Ref. Pg 7-9.

Palos Verdes Dr. East is the ONLY means of access to the Marymount campus. To mitigate Significant Impacts of Project traffic---as a result of peak weekday and Saturday traffic---the EIR proposes changes to the dangerous intersections of Palos Verdes Dr. East/Miraleste Drive and Palos Verdes Dr. East/Palos Verdes Dr. South. These changes are not 100% effective and very likely will be expensive.

In addition, the EIR fails to address the impact of night-time, off-school hours, and weekend traffic due to the proposed 255 person Residence Halls. The EIR does provide statistics which indicate the volume of daily, off-hour and weekend traffic from

the Residence Halls. (See remarks below).

A total of 607 daily trips are shown for the Residential Hall occupants. Of this total, 105 trips occur between peak hours from 7 AM to 6 PM. The remainder-- 502 trips--occur during the off-hours, principally from 6PM to midnight!! This is an average of one round trip for each resident. On Saturdays, the EIR indicates that 810 trips would be made by the occupants of the Residence Halls. Assuming that applies to Sundays as well, an additional 203 trips would occur from the campus on weekend days, on top of the 502 trips specified above. This does not include visits from off-campus students to the residents on campus.

The EIR notes that occupants of the Residence Halls would be freshmen (typically 17-19 years old). The EIR also states that the majority of the students in off-campus housing use their private vehicles to commute to the campus. Accordingly, the EIR allocates 255 parking spaces for these proposed residents. Clearly the freshmen residents of the proposed Residence Halls will be using their personal vehicles for trips to off-campus activities. Supervision for these teenagers is present on campus, but they are unsupervised when driving.

Exacerbating the impact of this additional night-time and off-school hours driving by the teen age residents of the proposed Residence Halls is the following statistic:

The Insurance Institute for Highway Safety reports that the crash rates for drivers 16-19 years old are FOUR times greater than for the average older driver! A report by the AAA Foundation for Traffic Safety points out that teen drivers pose a greater threat to other road users than to themselves!

Palos Verdes Dr. East is a demanding road to drive, particularly at night, during foggy conditions, and with the numerous bicyclists present during weekends. The proposed Residential Hall occupants would create a Significant Impact on Traffic and Circulation and on Traffic Safety.

Construction Traffic

The EIR states that 100,000 cubic yards of cut and fill will be balanced onsite, without requiring import or export of material. If this proves to be incorrect, the impact on load haul trips on P.V. Dr. East would be devastating. Furthermore, select fill (building material, gravel, sand, and rock) would still be required. The amount of this fill and the number of truck haul trips are NOT identified in the EIR.

Following the grading operation and fill truck hauling would be demolition debris hauling, and then construction materials delivery---including concrete trucks, lumber trucks, building material trucks, et al. These trucks would be using P.V. Dr. East---the only means of access to the campus. The traffic and noise would have a **SIGNIFICANT IMPACT** on the local community and would be prolonged over an eight year period!!

The impact on Traffic and Circulation and on the Noise level would be-----
SIGNIFICANT!!!

Mitigation Measures

The means for mitigating the above described Significant Impacts on :

- 0 Population and Housing
- 0 Land use and Relevant Planning
- 0 Traffic and Circulation-----Traffic Safety

is-----

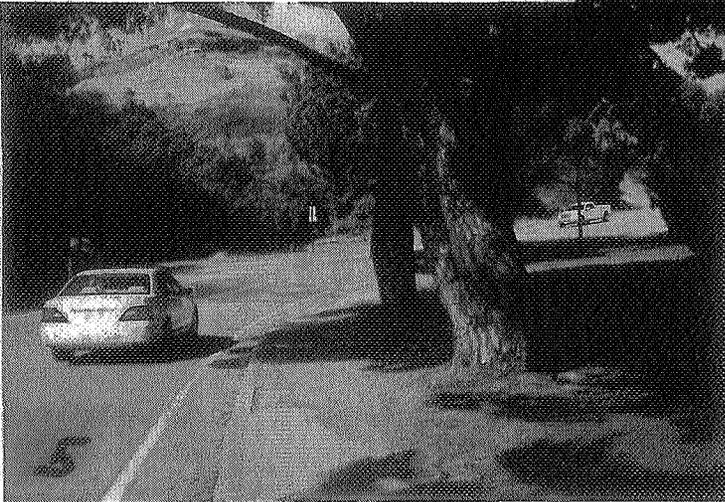
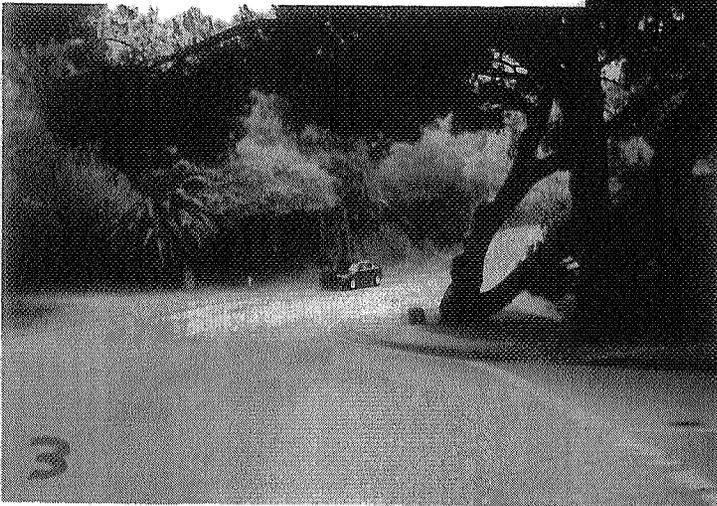
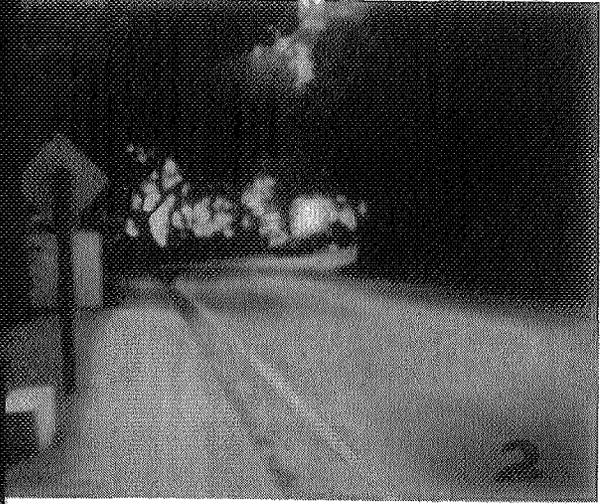
TO DISAPPROVE THE PROPOSED CONSTRUCTION OF RESIDENCE
HALLS on the Marymount campus.

Respectfully,



Kenneth L Goldman
Director
El Prado Estates Homeowners Assoc.

cc: EPEHA Directors
Ted Mueller, secretary, EPEHA
Lois Karp, CCC/ME



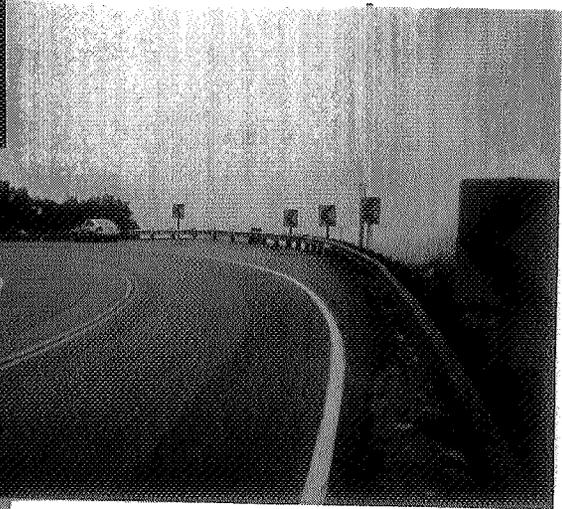
NORTH
TO
MIRALESTE DR.

Enclosure 2



CURVE 1

CURVE 2



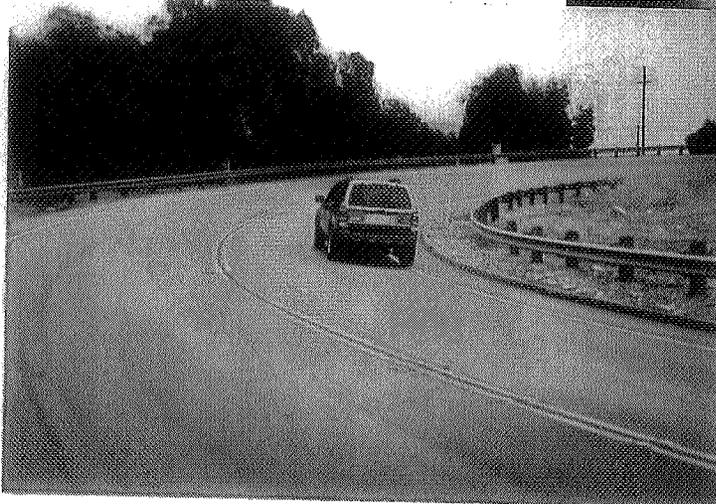
SWITCHBACK 1



SWITCHBACK 2



SWITCHBACK 3



SOUTH to:
PV DR. S

Enclosure 3

August 29, 2007

Ara Mihranian
Planning Dept.
City of RPV

RECEIVED

AUG 29 2007

PLANNING, BUILDING AND
CODE ENFORCEMENT

SUBJECT: MARYMOUNT COLLEGE EXPANSION

Dear Ara,

I would like to voice my opposition to a particular portion of Marymount College's expansion plan. Having Marymount College in the neighborhood is a definite plus. My son went to the preschool there and we loved its program, convenient location, great program and staff. However, I am against having any dormitory on campus because it would negatively impact the surrounding neighborhoods.

One of the reasons we moved to our home was the serenity and the quietness of the area. We liked that we could be in our backyard and the only noise heard was from birds chirping away. The way our home is situated, we can hear slightest noise from the Marymount College, which we accept during the day time.

The dorm(s) would cause these problems:

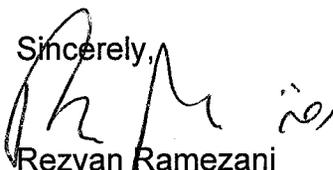
1. increase noise in the evenings and weekends
2. add significant night time and weekend traffic on PVDE
3. students could be driving fast or racing, causing potential accidents
4. possibly increase underage drinking or illegal substance use on College or the neighboring streets

Currently, the neighborhood is very peaceful and quiet in the evenings and nights. I can take a nice leisurely walk with my kids without worrying about drunk or reckless driving in the evenings. Kids like to ride bikes in the neighborhood. There are hardly any cars driving on PVDE. Weekend traffic is also not significant.

I realize that currently having the dorms off campus maybe an inconvenience to the College and to its students; however, staff and Council should weigh the long term convenience and safety of hundreds of homeowners around the College versus the convenience of students that are transient and would be gone in two years. I don't think living five miles away from classes is such an issue to students to compromise our and other neighborhoods quality of life.

I appreciate your consideration of this matter. Please add my comment to the rest of the comments opposition the construction of a dormitory on campus.

Sincerely,



Rezvan Ramezani
2826 Calle Aventura
RPV, CA 90275
310-514-0101

The (Changing) MISSION OF MARYMOUNT COLLEGE

In 1968, Marymount College Amended their 1946 Articles of Incorporation with the State of California to *remove Religious aspects* of their purpose and to focus on their specific and primary educational purpose of the College:

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION:
MARYMOUNT COLLEGE: February 26, 1968, filed with the Secretary of State, of the State of California:

RESOLVED; (Article SECOND) “The specific and primary purpose for which this corporation is organized is to establish, conduct and maintain an educational institution of collegiate grade for the advancement of the intellectual, scientific and spiritual improvement of man, through the dissemination of knowledge, the development of research and the promotion of the broad and inclusive interests of learning.”

City Council of the City of Rancho Palos Verdes, granting a Conditional use permit for a college: 2 September 1975:

WHEREAS, Marymount Palos Verdes College has requested a conditional use permit to operate a non-profit, private two-year liberal arts community college at 30800 Palos Verdes Drive East..”

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 4. That the proposed use is not in substantial conflict with the General Plan in that:

- a. The proposed use is for a two-year private liberal arts community college.”

Marymount College’s Application for Public Benefit Transfer of Surplus Federal Real Property for Educational Uses: 1998:

“There are no other colleges in Southern California with *Marymount’s precise mission*: to provide a co-educational liberal arts education leading to an associate in arts or an associate in science degree so that its graduates can transfer to a baccalaureate degree-granting institution.”

Page Two

Marymount's Changing Mission

Marymount College has maintained an Internet Website since 1997; On that site, the College has consistently stated its Mission as follows:

MISSION: The mission of Marymount College is to prepare students for the acquisition of the Associate in Arts degree and the Associate in Science degree and the successful transfer to a four-year college or university.”

April 12, 1997, January 12, 1998, January 25, 1999, February 14, 2000, February 6, 2001, June 1, 2002, June 17, 2003, July 7, 2004, June 12, 2005, July 20, 2006, April 9, 2007. (Documents available for inspection)

In the Revised Project Description of their Marymount College campus Modernization Plan submission of August 2008, the College has now amended their long-standing Mission Statements and purpose to add “Religious” components to their prior Mission statements that focused entirely on education and that were not present in September 1975 when the City authorized their operation as a “two-year private liberal arts community college”;

The (*new, revised improved and amended*) mission of Marymount College is to: (page 2 of 25)

1. Promote, within the context of Catholic tradition, a spiritual awareness enhanced by an interfaith dialogue and a campus ministry which is responsive to the needs of students of all faiths.
2. Prepare students for active and responsible citizenship and the development of a value system that will support their educational, social, spiritual and cultural growth.
3. Prepare students for the acquisition of an associate's degree and successful transfer to a four-year college or university. (*All Previous Mission Statements*)
4. Ensure that a caring and personal environment is maintained with dedicated faculty serving small classes and with all personnel contributing to responsible and appropriate advising and counseling.
5. Sustain a sense of community in which the faculty, staff and administration demonstrate the importance of respect for the dignity and inherent worth of all people.

Ara M

From: Craig Whited [craigwhited@cox.net]
Sent: Friday, August 29, 2008 11:13 AM
To: pc@rpv.com; joelr@rpv.com; aram@rpv.com
Cc: Lois & Jack Karp; Tom Redfield
Subject: Fw: Marymount EIR

To the Trustees of the Future of RPV,

I wrote the email below in response to a request for input on the Marymount EIR back in January. Other than receiving a prompt acknowledgement of receipt, I have not received any reply nor can I find any substantive amelioration in the revised project plans that address any of the issues I have brought up.

Since that time I have been looking to see if Marymount was even trying to be a good neighbor while they are proposing to turn our neighborhood upside down from a 30 hour a week private college to a 24/7 noise, pollution and traffic factory. Instead of showing how good a neighbor they could be at there current level they have continued to pollute our neighborhood with noise as detailed below.

Please include the concerns that I raised in my email of January 4, 2008 below. I am also including an email that I sent to our HO Association on 7/31 detailing an example of current Marymount induced degradation of our neighborhood, which can only get exponentially worse if Marymount is allowed to expand beyond its current scope.

Yours very truly,

Craig Whited

=====

----- Original Message -----

From: Craig Whited
To: Lois & Jack Karp
Cc: Tom Redfield
Sent: Thursday, July 31, 2008 12:55 PM
Subject: Marymount: Just for the Record

Hi Lois,

As I mentioned to Tom earlier today, around 4 pm on Tuesday I was out in my front yard when I heard two Marymount students having an animated conversation. They were standing way up on top in the circle just below the chapel windows and were repeatedly using the F-word. After tiring of 10-15 minutes of continuous profanity, I called Jim Reeves. He promised that he would get the nuisance stopped, and about five minutes later, the students were gone.

How on earth can Marymount contend that this is not going to get 100's of times worse if they have students living on campus and moving around 24/7? As you might recall, one of the issues I brought up in questioning the EIR was just this sort of public nuisance. We have it now when the campus is inhabited in quantity barely 30 hours a week. What would it be like if hundreds of students were on campus 168 hours a week. I certainly hope that the Planning Commission and the City Council consider these types of issues in addition to the more obvious ones.

Thanks, Craig

----- Original Message -----

From: Craig Whited

To: aram@rpv.com ; pc@rpv.com

Cc: planning@rpv.com

Sent: Friday, January 04, 2008 3:47 PM

Subject: Marymount EIR

To Ara Mihranian, the City of Rancho Palos Verdes Planning Commission, and other interested parties:

We are 31 year residents of RPV, and our home is almost directly below Marymount College. Since we first moved into this neighborhood in 1976, Marymount has grown substantially and the traffic, reckless driving by students, the noise and the parking issues have gone from barely noticeable to practically overwhelming. As you consider Marymount's proposal to expand from a weekday, daylight only campus to a 24/7 alive, teenage hangout in our quiet community, we request that all parties to the EIR evaluation address the following issues and insure that Marymount's expansion plan does not leave our neighborhood any worse than the campus already is. In fact we encourage you to revise Marymount's current CUP to reduce the problems that the campus currently creates.

1 - Traffic! The problem we currently have, thankfully, is only from about 8 AM - 3 PM on weekdays. Anything worse than the current situation is unacceptable as it will further degrade our neighborhood and diminish our property values.

2 - Noise pollution! Voices and car sounds from Marymount already infiltrate our neighborhood. If there is a person talking or driving around the south side of Marymount after dark (which sometimes happens), it echoes through our neighborhoods and car alarms reverberate between our houses. We currently have pleasant, quiet nights, excepting a racing motorcycle or an occasional party at Marymount. If 250 students are residing on the campus and/or there are other facilities operating outside of the current 8 AM - 3 PM peak weekday window, it is impossible to believe that there will not be additional noise unless all of the parking, dorms, walkways, driveways and all other buildings are underground. Our residents should not be asked to suffer from Marymount's noise pollution any more than we already do, hopefully less. We suggest that Marymount's current CUP be revised to prevent any noise from the campus that extends beyond Marymount's property line. Allowing any more noise from Marymount is unacceptable, as it will degrade our neighborhood, impact our use

of our homes, and diminish the value of our property.

3 - Student reckless driving! Last year we had a resident nearly killed by a recklessly driving student leaving school in the early afternoon. If large numbers of students are on campus 168 hours per week rather than the current peak periods, which total little more than 30 hours per week, not only will the traffic increase but so will the reckless driving. Imagine a household of 250 teenage drivers down your street, driving to and from their house at all hours of the day and night. In addition you need to imagine an equal or greater number of friends coming to visit. Is Marymount willing to pay for the LASD to station deputies at the entrances to the campus and all of the major adjacent intersections on a 24/7 basis? This could easily total more than six deputies just for the intersections at Ganado, Casilina, San Ramon, Calle Aventura, Miraleste Drive and PV Drive South. This totals 1,008 deputy hours per week without even patrolling the entrances to the campus. Without the deputies to control the traffic 24/7, Marymount cannot be allowed to have students coming or going any more than they currently do. Our sometimes dark, sometimes foggy & slippery, motorcycle infested streets are a sure recipe for more fatal accidents. The current situation caused by Marymount students driving in our area needs to be addressed in a CUP change. Even by taking constructive steps and having 1,000+ hours of continuous LASD patrols, there will be an impact our use of our own property and loss of our property value if the campus is alive after dark.

4 - Property values! It is impossible to comprehend that a very high density residential development at Marymount and/or any activity that operates beyond the current time parameters will not have a significant negative impact on the neighborhood and property values. Even at UCLA where the school pre-dates the neighborhood and where the University has an extra wide buffer around its residence halls, the closer you get to the campus the lower the property values. Unless Marymount offers to buy all of the homes within a quarter mile of the campus or pays the owners for the loss in property values (all based upon independent appraisals), Marymount will have unfairly taken away the property owners' equity. Further if the City has to pay for any degradation of public facilities or any additional costs resulting from a Marymount expansion, all of the taxpayers in the City of Rancho Palos Verdes will be forced to bear costs that should be paid Marymount.

I realize that some of the steps which would have to be taken by Marymount to eliminate the negative impact on the neighboring residents would be incredibly expensive, but Marymount has no right to negatively impact the neighboring property without paying the full cost of those it impacts.

Thank you for your consideration of our concerns.

Craig & Gilda Whited

Ara M

From: Billyruth@aol.com
Sent: Thursday, August 28, 2008 2:35 PM
To: aram@rpv.com
Subject: Opposed to Marymount expansion

I have lived on the Peninsula all of my life and most of it on Miraleste Drive, very close to Marymount. I now work in RPV, and own a home 4 houses away from Marymount on Narino Drive. I am also an alumni of Marymount College in PV and feel well versed to discuss the expansion.

This campus has grown considerably since I have attended the college. Seems each year they come to the city asking for larger building here, increase parking here, larger library, cafeteria, etc. and have always received everything they have asked for.

When I attended there wasn't even a shuttle service to the dorms, then there were cars, then vans, then maxi-vans, then step vans, now there's a full on bus!

A high end residential community is no place for college kids to be residing with no regard for noise, speed, children, pets and respect for property. I know, I was once one of "those kids." There is no activity for the kids other than the school, they will have to go up and down PVDE to eat, shop, go to the movies, whatever it is - therefore Marymount should remain just that a school with off campus housing.

Agreed Marymount is an asset to the community, but at it's present size.

Now the mega expansion is in the planning process - ***I say no way.***

Bill Ruth

GRI, CREA, CEI, ILS

Keller Williams Palos Verdes
LUXURY HOME DIVISION
500 Silver Spur Road, Suite 303
Rancho Palos Verdes, CA 90275

310-621-2885

It's only a deal if it's where *you* want to go. Find your travel deal [here](#).

Ara M

From: bubba32@cox.net
Sent: Thursday, August 28, 2008 9:00 AM
To: aram@rpv.com
Subject: Marymount's New Plans Missing Exhibit 3-8

Ara

In reviewing Marymount's latest plans and accompanying Proposed Revision D to CUP No. 9 write up, there seems to be a missing piece, Exhibit 3-8 (from the Draft EIR). The associated revised write up from pages 3-26 is also missing. Is the College going to produce this information?

I have another question regarding the statement on top of page 24 (of 25) whereby the College (mistakenly I believe) asserts that their plans are consistent with the City's General Plan in that it "Allow(s) for the future development of a community preschool."

Certainly this is not "on-campus" in this case as there is no space thereon allocated for such a future site. Where does the College intend to put this?

As you know, Marymount Attorney Donald M. Davis, in a Letter of March 6, 2006 to David Snow of RPV, stated that such future preschool site was no longer viable.

If so, what is the validity in this review of not having the preschool incorporated into the planning? Doesn't this omission disqualify the future preschool? Where is the additional parking going to be placed? There is already an inadequate amount, per Code, to begin with just for the planned uses as stated.

These are but a few of the questions and concerns unanswered by the latest information provided by Marymount.

Because of the slight changes in the site plan, I will be bringing in replacement pages for the Power Point presentation package that I dropped off yesterday.

Hopefully these will be in time for the distribution that has a 2 September deadline.

Best,

Jim Gordon

The (Changing) MISSION OF MARYMOUNT COLLEGE

In 1968, Marymount College Amended their 1948 Articles of Incorporation with the State of California to *remove Religious aspects* of their purpose and to focus on their specific and primary educational purpose of the College:

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION:
MARYMOUNT COLLEGE: February 26, 1968, filed with the Secretary of State,
of the State of California:

RESOLVED; (Article SECOND) “The specific and primary purpose for which this corporation is organized is to establish, conduct and maintain an educational institution of collegiate grade for the advancement of the intellectual, scientific and spiritual improvement of man, through the dissemination of knowledge, the development of research and the promotion of the broad and inclusive interests of learning.”

On May 29, 1979, (Recorded June 6, 1979) The College filed a CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION, to Change ARTICLE THIRD:

“RESOLVED: That Article THIRD of the Articles of Incorporation of this corporation be amended to read as follows; ‘THIRD: This corporation shall be an educational institution of collegiate grade, within the State of California, not conducted for profit..’ (further provides for non-political status and for dissolution of assets)

City Council of the City of Rancho Palos Verdes, granting a Conditional use permit for a college: 2 September 1975:

WHEREAS, Marymount Palos Verdes College has requested a conditional use permit to operate a non-profit, private two-year liberal arts community college at 30800 Palos Verdes Drive East..”

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 4. That the proposed use is not in substantial conflict with the General Plan in that:

Page Two

Marymount's Changing Mission

- a. The proposed use is for a two-year private liberal arts community college;"

Marymount College's Application to the U. S. Department of Education for Public Benefit Transfer of Surplus Federal Real Property for Educational Uses: 1998:

"There are no other colleges in Southern California with Marymount's precise mission: (emphasis added) to provide a co-educational liberal arts education leading to an associate in arts or an associate in science degree so that its graduates can transfer to a baccalaureate degree-granting institution."

Marymount College has maintained an Internet Website since 1997; On that site, the College has consistently stated its Mission as follows:

MISSION: The mission of Marymount College is to prepare students for the acquisition of the Associate in Arts degree and the Associate in Science degree and the successful transfer to a four-year college or university."

April 12, 1997, January 12, 1998, January 25, 1999, February 14, 2000, February 6, 2001, June 1, 2002, June 17, 2003, July 7, 2004, June 12, 2005, July 20, 2006, April 9, 2007. (Documents available for inspection)

In the Revised Project Description of their Marymount College campus Modernization Plan submission of August 2008, the College has now amended their long-standing Mission Statements and purpose to add "Religious" components to their prior Mission statements that focused entirely on education and that were not present in September 1975 when the City authorized their operation in a Conditional Use Permit (CUP) as a "two-year private liberal arts community college";

The (*new, revised improved and amended*) mission of Marymount College is to: (page 2 of 25)

1. Promote, within the context of Catholic tradition, a spiritual awareness enhanced by an interfaith dialogue and a campus ministry which is responsive to the needs of students of all faiths.
2. Prepare students for active and responsible citizenship and the development of a value system that will support their educational, social, spiritual and cultural growth.

Page Three

Marymount's Changing Mission

3. Prepare students for the acquisition of an associate's degree and successful transfer to a four-year college or university. (*All Previous Mission Statements*)
4. Ensure that a caring and personal environment is maintained with dedicated faculty serving small classes and with all personnel contributing to responsible and appropriate advising and counseling.
5. Sustain a sense of community in which the faculty, staff and administration demonstrate the importance of respect for the dignity and inherent worth of all people.

Return of Organization Exempt From Income Tax

2005

Open to Public Inspection

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

Department of the Treasury
Internal Revenue Service

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

A For the 2005 calendar year, or tax year beginning July 1, 2005, and ending June 30, 20 06

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Please use IRS label or print or type. See Specific Instructions.	C Name of organization Marymount College Palos Verdes California		D Employer identification number 95 : 2113260
		Number and street (or P O box if mail is not delivered to street address) Room/suite 30800 Palos Verdes Drive East		E Telephone number (310) 377-5501
		City or town, state or country, and ZIP + 4 Rancho Palos Verdes, CA 90275-6299		F Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) ▶

H and **I** are not applicable to section 527 organizations
H(a) Is this a group return for affiliates? Yes No
H(b) If "Yes," enter number of affiliates ▶
H(c) Are all affiliates included? Yes No (If "No," attach a list. See instructions.)
H(d) Is this a separate return filed by an organization covered by a group ruling? Yes No
I Group Exemption Number ▶ 0928

G Website: ▶ WWW.Marymountpv.edu

J Organization type (check only one) ▶ 501(c) (3) ◀ (insert no.) 4947(a)(1) or 527

K Check here ▶ if the organization's gross receipts are normally not more than \$25,000. The organization need not file a return with the IRS, but if the organization chooses to file a return, be sure to file a complete return. Some states require a complete return.

L Gross receipts. Add lines 6b, 8b, 9b, and 10b to line 12 ▶ 23,999,596

M Check ▶ if the organization is not required to attach Sch B (Form 990, 990-EZ, or 990-PF)

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions.)

Revenue	1 Contributions, gifts, grants, and similar amounts received:				
	a Direct public support	1a	568,034		
	b Indirect public support	1b			
	c Government contributions (grants)	1c			
	d Total (add lines 1a through 1c) (cash \$ 553,772 noncash \$ 14,262)	1d		568,034	
	2 Program service revenue including government fees and contracts (from Part VII, line 93)	2		18,432,996	
	3 Membership dues and assessments	3			
	4 Interest on savings and temporary cash investments	4		392,377	
	5 Dividends and interest from securities	5		136,662	
	6a Gross rents	6a			
	b Less: rental expenses	6b			
	c Net rental income or (loss) (subtract line 6b from line 6a)	6c			
	Revenue	7 Other investment income (describe ▶ Unrealized Gain - Marketable Securities)	7		186,454
8a Gross amount from sales of assets other than inventory		(A) Securities	4,166,354	8a	
b Less: cost or other basis and sales expenses		8b	4,082,313		
c Gain (or loss) (attach schedule)		8c	84,041		
	d Net gain or (loss) (combine line 8c, columns (A) and (B))	8d		84,041	
Revenue	9 Special events and activities (attach schedule) If any amount is from gaming, check here ▶ <input type="checkbox"/>				
	a Gross revenue (not including \$ _____ of contributions reported on line 1a)	9a			
	b Less: direct expenses other than fundraising expenses	9b			
	c Net income or (loss) from special events (subtract line 9b from line 9a)	9c			
Revenue	10a Gross sales of inventory, less returns and allowances	10a			
	b Less: cost of goods sold	10b			
	c Gross profit or (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)	10c			
	11 Other revenue (from Part VII, line 103)	11		116,726	
	12 Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)	12		19,917,290	
Expenses	13 Program services (from line 44, column (B))	13		14,249,304	
	14 Management and general (from line 44, column (C))	14		3,220,862	
	15 Fundraising (from line 44, column (D))	15		531,508	
	16 Payments to affiliates (attach schedule)	16			
	17 Total expenses (add lines 16 and 44, column (A))	17		18,001,674	
Net Assets	18 Excess or (deficit) for the year (subtract line 17 from line 12)	18		1,915,616	
	19 Net assets or fund balances at beginning of year (from line 73, column (A))	19		34,850,711	
	20 Other changes in net assets or fund balances (attach explanation)	20			
	21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)	21		36,766,327	

ENVELOPE. FEB 02 2007
 POSTMARK DATE
 SCANNED FEB 12 2007

14 015
131

Part II Statement of Functional Expenses All organizations must complete column (A). Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others (See the instructions)

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I	(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22 Grants and allocations (attach schedule) (cash \$ _____ noncash \$ _____) If this amount includes foreign grants, check here <input type="checkbox"/>	22	2,234,164	2,234,164	
23 Specific assistance to individuals (attach schedule)	23			
24 Benefits paid to or for members (attach schedule)	24			
25 Compensation of officers, directors, etc.	25			
26 Other salaries and wages	26	7,884,708	6,275,345	1,285,184
27 Pension plan contributions	27	375,178	286,891	70,445
28 Other employee benefits	28	837,922	661,143	154,635
29 Payroll taxes	29	593,968	452,605	118,643
30 Professional fundraising fees	30			
31 Accounting fees	31	54,023		54,023
32 Legal fees	32	8,681	138	8,543
33 Supplies	33	250,614	215,681	16,476
34 Telephone	34	119,479	90,489	21,467
35 Postage and shipping	35	107,373	70,552	21,240
36 Occupancy	36	1,204,569	1,030,967	173,602
37 Equipment rental and maintenance	37	845,810	592,597	245,733
38 Printing and publications	38	266,208	160,665	25,756
39 Travel	39	472,233	401,571	64,499
40 Conferences, conventions, and meetings	40	73,712	33,214	33,457
41 Interest	41	61,931	53,645	8,286
42 Depreciation, depletion, etc (attach schedule)	42	760,860	676,172	84,688
43 Other expenses not covered above (itemize):				
a	43a	1,850,241	1,013,465	834,185
b	43b			
c	43c			
d	43d			
e	43e			
f	43f			
g	43g			
44 Total functional expenses. Add lines 22 through 43. (Organizations completing columns (B)-(D), carry these totals to lines 13-15)	44	18,001,674	14,249,304	3,220,862

Joint Costs. Check if you are following SOP 98-2.
 Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services? Yes No
 If "Yes," enter (i) the aggregate amount of these joint costs \$ _____; (ii) the amount allocated to Program services \$ _____,
 (iii) the amount allocated to Management and general \$ _____, and (iv) the amount allocated to Fundraising \$ _____

Part IV Balance Sheets (See the instructions.)

		(A)		(B)		
		Beginning of year		End of year		
Note: Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.						
Assets	45 Cash—non-interest-bearing		510,165	45	249,906	
	46 Savings and temporary cash investments		5,737,816	46	10,007,983	
	47a Accounts receivable	47a	232,957			
	b Less: allowance for doubtful accounts	47b	95,914	149,700	47c	137,043
	48a Pledges receivable	48a	1,842,544			
	b Less: allowance for doubtful accounts	48b		1,817,297	48c	1,842,544
	49 Grants receivable				49	
	50 Receivables from officers, directors, trustees, and key employees (attach schedule)				50	
	51a Other notes and loans receivable (attach schedule)	51a	224,689			
	b Less: allowance for doubtful accounts	51b	30,850	216,786	51c	193,839
	52 Inventories for sale or use				52	
	53 Prepaid expenses and deferred charges			150,420	53	155,220
	54 Investments—securities (attach schedule)			8,301,739	54	5,837,227
	55a Investments—land, buildings, and equipment: basis	55a	24,000			
b Less: accumulated depreciation (attach schedule)	55b		24,000	55c	24,000	
56 Investments—other (attach schedule)				56		
57a Land, buildings, and equipment: basis	57a	31,822,352				
b Less: accumulated depreciation (attach schedule)	57b	7,873,122	23,924,244	57c	23,949,230	
58 Other assets (describe ► See attached)			21,931	58	19,635	
59 Total assets (must equal line 74). Add lines 45 through 58.			40,854,098	59	42,416,627	
Liabilities	60 Accounts payable and accrued expenses		427,724	60	425,493	
	61 Grants payable		158,451	61	156,058	
	62 Deferred revenue		2,758,856	62	2,904,324	
	63 Loans from officers, directors, trustees, and key employees (attach schedule)				63	
	64a Tax-exempt bond liabilities (attach schedule)			1,668,545	64b	1,261,640
	b Mortgages and other notes payable (attach schedule)			989,811	65	902,785
65 Other liabilities (describe ► See attached)						
66 Total liabilities. Add lines 60 through 65			6,003,387	66	5,650,300	
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74.					
	67 Unrestricted		15,186,960	67	17,613,127	
	68 Temporarily restricted		18,200,551	68	17,586,341	
	69 Permanently restricted		1,463,200	69	1,566,859	
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74.					
	70 Capital stock, trust principal, or current funds				70	
	71 Paid-in or capital surplus, or land, building, and equipment fund				71	
	72 Retained earnings, endowment, accumulated income, or other funds				72	
73 Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72, column (A) must equal line 19; column (B) must equal line 21)			34,850,711	73	36,766,327	
74 Total liabilities and net assets/fund balances. Add lines 66 and 73.			40,854,098	74	42,416,627	

Part VI Other Information (continued)		Yes	No
82a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?		✓
b	If "Yes," you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions in Part III.)		
	82b		
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?	✓	
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	✓	
83b			
84a	Did the organization solicit any contributions or gifts that were not tax deductible?		✓
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
84b			
85	501(c)(4), (5), or (6) organizations. a Were substantially all dues nondeductible by members?		
b	Did the organization make only in-house lobbying expenditures of \$2,000 or less? If "Yes" was answered to either 85a or 85b, do not complete 85c through 85h unless the organization received a waiver for proxy tax owed for the prior year.		
c	Dues, assessments, and similar amounts from members	85c	
d	Section 162(e) lobbying and political expenditures	85d	
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices	85e	
f	Taxable amount of lobbying and political expenditures (line 85d less 85e)	85f	
g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	85g	
h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?	85h	
86	501(c)(7) orgs. Enter: a Initiation fees and capital contributions included on line 12	86a	
b	Gross receipts, included on line 12, for public use of club facilities	86b	
87	501(c)(12) orgs. Enter: a Gross income from members or shareholders	87a	
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	87b	
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	88	✓
89a	501(c)(3) organizations Enter: Amount of tax imposed on the organization during the year under: section 4911 ▶ -0-; section 4912 ▶ -0-; section 4955 ▶ -0-		
b	501(c)(3) and 501(c)(4) orgs. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction	89b	✓
c	Enter: Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		-0-
d	Enter: Amount of tax on line 89c, above, reimbursed by the organization		-0-
90a	List the states with which a copy of this return is filed ▶ California		
b	Number of employees employed in the pay period that includes March 12, 2005 (See instructions.)	90b	334
91a	The books are in care of ▶ VP of Finance and Administration Telephone no. ▶ (310) 377-5501 Located at ▶ 30800 Palos Verdes Dr East, Rancho Palos Verdes, CA ZIP + 4 ▶ 90275-6299		
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	91b	✓
	If "Yes," enter the name of the foreign country ▶		
	See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
c	At any time during the calendar year, did the organization maintain an office outside of the United States? If "Yes," enter the name of the foreign country ▶	91c	✓
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041—Check here and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 92		□

Part VII Analysis of Income-Producing Activities (See the instructions.)

Note: Enter gross amounts unless otherwise indicated.

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclusion code	(D) Amount	
93 Program service revenue:					
a Student Tuition and Fees			03	14,923,930	
b Auxiliary Enterprises	61170	1,125	03	3,507,921	
c					
d					
e					
f Medicare/Medicaid payments			03	20	
g Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments				392,377	
96 Dividends and interest from securities				136,662	
97 Net rental income or (loss) from real estate:					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income				186,454	
100 Gain or (loss) from sales of assets other than inventory				84,041	
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue: a					
b Student Body Sales and Activities				116,726	
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))		1,125		19,348,131	
105 Total (add line 104, columns (B), (D), and (E))					19,349,256

Note: Line 105 plus line 1d, Part I, should equal the amount on line 12, Part I.

Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes (See the instructions.)

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
▼	N/A

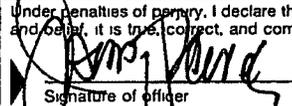
Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities (See the instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
N/A	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with Personal Benefit Contracts (See the instructions.)

- (a) Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? Yes No
 - (b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? Yes No
- Note: If "Yes" to (b), file Form 8870 and Form 4720 (see instructions).

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Please Sign Here:  Date: 2/1/07

Signature of officer: Jim Reeves, VP of Finance and Administration

Type or print name and title

Paid Preparer's Use Only

Preparer's signature:  Date: _____

Check if self-employed:

Preparer's SSN or PTIN (See Gen. Inst. W): _____

Firm's name (or yours if self-employed), address, and ZIP + 4: _____

EIN: _____

Phone no: () _____

SCHEDULE A
(Form 990 or 990-EZ)

Organization Exempt Under Section 501(c)(3)

(Except Private Foundation and Section 501(e), 501(f), 501(k), 501(n),
or 4947(a)(1) Nonexempt Charitable Trust

Supplementary Information—(See separate instructions.)

OMB No 1545-0047

2005

Department of the Treasury
Internal Revenue Service

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ**

Name of the organization Marymount College Palos Verdes California	Employer identification number 95 : 2113260
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Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees
(See page 1 of the instructions. List each one. If there are none, enter "None.")

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
Thomas McFadden Rancho Palos Verdes, CA	President - 40+ hours	170,650	25,647	
James Reeves Lake Forest, CA	Vice President - 40+ hours	137,072	22,123	
Barbara Roberts Cypress, CA	Dean of Institutional Advancement - 40+ hrs	120,995	17,646	
Michael Barendse Manhattan Beach, CA	Dean of Finance & Adm. - 40+ hours	108,581	20,249	
Antonina Lococo Long Beach, CA	Dean of Admission - 40+ hours	95,360	14,956	
Total number of other employees paid over \$50,000 . . . ▶	52			

Part II-A Compensation of the Five Highest Paid Independent Contractors for Professional Services
(See page 2 of the instructions. List each one (whether individuals or firms). If there are none, enter "None.")

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
MWW Group (The) East Rutherford, NJ	Public Relation Consultant - Campus expansion project	80,461
Singer Lewak Greenbaum & Goldstein, LLP Los Angeles, CA	Audit fee	54,523
P S O M A S Los Angeles, CA	Engineering Consultant - Campus expansion project	52,243
Total number of others receiving over \$50,000 for professional services . . . ▶		

Part II-B Compensation of the Five Highest Paid Independent Contractors for Other Services
(List each contractor who performed services other than professional services, whether individuals or firms. If there are none, enter "None." See page 2 of the instructions.)

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
Bon Appetit Los Angeles, CA	Food Service	888,804
Aramark Management Services Pasadena, CA	Maintenance Service	708,867
Inside Track Learning, Inc Long Beach, CA	Coaching services to students	184,313
JV Contracting, Inc Los Angeles, CA	Construction renovation & repairs	87,983
National Deck & Stairs Santa Fe Springs, CA	Construction, renovation & repairs	74,659
Total number of other contractors receiving over \$50,000 for other services . . . ▶	1	

For Paperwork Reduction Act Notice, see the Instructions for Form 990 and Form 990-EZ.

Cat No 11285F

Schedule A (Form 990 or 990-EZ) 2005

Part III Statements About Activities (See page 2 of the instructions.)

Table with 3 columns: Question, Yes, No. Contains questions 1 through 4b regarding lobbying activities, grants, and credit counseling services.

Part IV Reason for Non-Private Foundation Status (See pages 3 through 6 of the instructions.)

- The organization is not a private foundation because it is (Please check only ONE applicable box)
5 A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)
6 A school Section 170(b)(1)(A)(ii). (Also complete Part V)
7 A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)
8 A Federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)
9 A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) Enter the hospital's name, city, and state
10 An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv)
11a An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi). (Also complete the Support Schedule in Part IV-A)
11b A community trust Section 170(b)(1)(A)(vi) (Also complete the Support Schedule in Part IV-A)
12 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2) (Also complete the Support Schedule in Part IV-A)
13 An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in (1) lines 5 through 12 above, or (2) sections 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2). Check the box that describes the type of supporting organization. Type 1 Type 2 Type 3

Table with 2 columns: (a) Name(s) of supported organization(s), (b) Line number from above. Includes a header row and two empty rows for data entry.

- 14 An organization organized and operated to test for public safety Section 509(a)(4) (See page 6 of the instructions)

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12.) Use cash method of accounting.

Note: You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting

Table with 6 columns: Calendar year (or fiscal year beginning in), (a) 2004, (b) 2003, (c) 2002, (d) 2001, (e) Total. Rows 15-25 include categories like Gifts, grants, and contributions received; Membership fees received; Gross receipts from admissions; Gross income from interest, dividends; Net income from unrelated business activities; Tax revenues levied; Value of services or facilities furnished; Other income; Total of lines 15 through 22; Line 23 minus line 17; Enter 1% of line 23.

Table for lines 26a-26f. 26a: Organizations described on lines 10 or 11. 26b: Prepare a list for your records to show the name of and amount contributed by each person. 26c: Total support for section 509(a)(1) test. 26d: Add Amounts from column (e) for lines 18, 19, 22. 26e: Public support (line 26c minus line 26d total). 26f: Public support percentage (line 26e (numerator) divided by line 26c (denominator)).

Table for lines 27a-27f. 27a: Organizations described on line 12. 27b: For any amount included in line 17 that was received from each person. 27c: Add Amounts from column (e) for lines 15, 16, 17, 20, 21. 27d: Add: Line 27a total, and line 27b total. 27e: Public support (line 27c total minus line 27d total). 27f: Total support for section 509(a)(2) test. Enter amount from line 23, column (e).

Table for lines 27g-27h. 27g: Public support percentage (line 27e (numerator) divided by line 27f (denominator)). 27h: Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator)).

28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2001 through 2004, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15

Part V Private School Questionnaire (See page 7 of the instructions.)

(To be completed ONLY by schools that checked the box on line 6 in Part IV)

	Yes	No
29 Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?	✓	
30 Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?	✓	
31 Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If "Yes," please describe, if "No," please explain (If you need more space, attach a separate statement) Published in local newspapers and church bulletins as well as in all college catalogues, recruiting & registration materials	✓	
32 Does the organization maintain the following:		
a Records indicating the racial composition of the student body, faculty, and administrative staff?	✓	
b Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?	✓	
c Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?	✓	
d Copies of all material used by the organization or on its behalf to solicit contributions?	✓	
If you answered "No" to any of the above, please explain (If you need more space, attach a separate statement)		
33 Does the organization discriminate by race in any way with respect to:		
a Students' rights or privileges?		✓
b Admissions policies?		✓
c Employment of faculty or administrative staff?		✓
d Scholarships or other financial assistance?		✓
e Educational policies?		✓
f Use of facilities?		✓
g Athletic programs?		✓
h Other extracurricular activities?		✓
If you answered "Yes" to any of the above, please explain (If you need more space, attach a separate statement)		
34a Does the organization receive any financial aid or assistance from a governmental agency?	✓	
b Has the organization's right to such aid ever been revoked or suspended? If you answered "Yes" to either 34a or b, please explain using an attached statement		✓
35 Does the organization certify that it has complied with the applicable requirements of sections 4 01 through 4 05 of Rev Proc 75-50, 1975-2 C B 587, covering racial nondiscrimination? If "No," attach an explanation	✓	

Part VI-A Lobbying Expenditures by Electing Public Charities (See page 9 of the instructions.) (To be completed ONLY by an eligible organization that filed Form 5768)

Check a [] if the organization belongs to an affiliated group Check b [] if you checked "a" and "limited control" provisions apply

Table with columns: Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred), (a) Affiliated group totals, (b) To be completed for ALL electing organizations. Rows include lines 36-44 for total lobbying expenditures, exempt purpose expenditures, and nontaxable amounts.

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720.

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below See the instructions for lines 45 through 50 on page 11 of the instructions)

Table with columns: Calendar year (or fiscal year beginning in), Lobbying Expenditures During 4-Year Averaging Period (a) 2005, (b) 2004, (c) 2003, (d) 2002, (e) Total. Rows include lines 45-50 for nontaxable amounts, ceiling amounts, and total lobbying expenditures.

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See page 11 of the instructions.)

Table with columns: Yes, No, Amount. Rows include questions about lobbying activity: a Volunteers, b Paid staff or management, c Media advertisements, d Mailings to members, e Publications, f Grants to other organizations, g Direct contact with legislators, h Rallies, demonstrations, i Total lobbying expenditures.

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities

Part VII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations (See page 12 of the instructions.)

51 Did the reporting organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?

Table with columns for categories (a) through (c) and sub-items (i) through (vi), and columns for Yes/No responses. Includes items like Cash, Other assets, Sales or exchanges, Purchases, Rental, Reimbursement, Loans, and Performance of services.

d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting organization. If the organization received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

Table with 4 columns: (a) Line no, (b) Amount involved, (c) Name of noncharitable exempt organization, (d) Description of transfers, transactions, and sharing arrangements.

52a Is the organization directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? [] Yes [X] No
b If "Yes," complete the following schedule

Table with 3 columns: (a) Name of organization, (b) Type of organization, (c) Description of relationship.

Part V Line 34a - Does the organization receive any financial aid or assistance from a governmental agency?

The College receives and administers financial aid to students (e.g Pell Grant, SEOG Grant, etc)

Marymount College BOARD OF TRUSTEE ROSTER

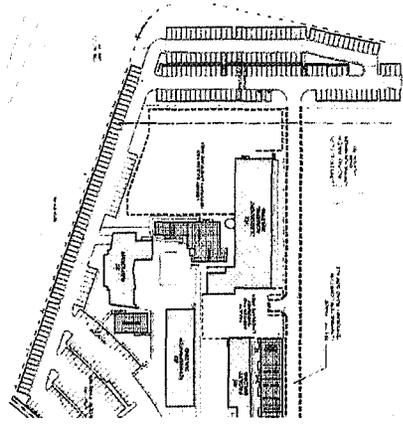
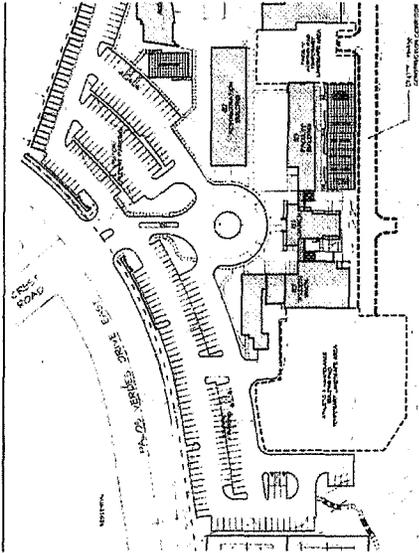
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- (25) **Wood, Barbara Ristrom (Risty)**
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31244 Palos Verdes Drive West #236
Rancho Palos Verdes, CA 90275
E-Mail: rmwood@cox.net (310) 544-4456

Form 990 Part IV - Balance Sheet		FYE 06-30-06	
		Beginning of Year	End of Year
Other Assets:			
Deposits		10,207	10,207
Payroll Advances		667	0
CSV - Life Insurance		11,058	9,428
Totals (Line 58)		21,931	19,635
Other Liabilities:			
Annuity Payment Liability		48,288	61,986
Accrued Payrolls		556,591	457,269
Accrued Vacation Liabilities		241,858	273,555
Student Deposits		143,075	109,975
Totals (Line 65)		989,812	902,784

Form 990 Part II - Statement of Functional Expenses
 Fiscal Years Ending June 30, 2006

	<u>Total</u>	<u>Program Services</u>	<u>Management & General</u>	<u>Fundraising</u>
Instruction	86,944	86,944		
Academic Support	22,792	22,792		
Student Services	93,285	93,285		
Auxiliary Enterprises	803,798	803,798		
Institutional Support	832,524		832,524	
Maintenance	8,308	6,646	1,662	
Institutional Advancement	2,591			2,591
Totals (Line Part II - Line 43a)	<u>1,850,241</u>	<u>1,013,465</u>	<u>834,185</u>	<u>2,591</u>



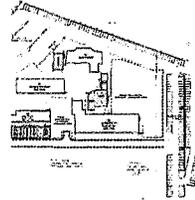
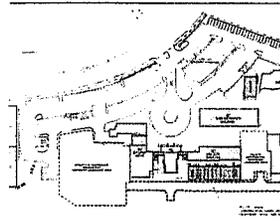
Marymount College Campus Modernization Plan Variance Application (11-01-2007) (Parking Lot Setback Standards)

PLANNING COMMISSION MEETING SEPTEMBER 9, 2008

No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless the base zoning district regulations provide otherwise.
Municipal Code 17.50.040 C. 2.

“Chutzpah”

“n. 1. aggressive boldness or unmitigated effrontery; gall; as, he had the chutzpah to question my decision.”



**Marymount College Campus Modernization Plan
Variance Application (11-01-2007)
(Parking Lot Setback Standards)**

PLANNING COMMISSION MEETING SEPTEMBER 9, 2008

No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless the base zoning district regulations provide otherwise.
Municipal Code 17.50.040 C. 2.

“Chutzpah”

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This incredibly deceptive Variance Application (11/01/2007) by Marymount College begins with a misrepresentation by its Title “Marymount College Campus Modernization Plan”. If you don’t have dorms to begin with, you cannot “modernize them” if you don’t have an Athletic Facility, you cannot “Modernize” it.

The official Title is the “Marymount Facilities Expansion Project”.

That is because the Plan actually more than doubles (from 92,000 to 210,000 sq. ft.) the total facilities requested.

Thanks in large part to the historical research revealed in the 175 page Staff Report prepared for the Marymount College FLS International Summer Program Appeal, dated April 22, 2008, these Historical records conclusively demonstrate an important omission of fact not dealt with at all in the subject Parking Setback Variance Application.

By its very nature, this Variance Application presents convincing evidence that this “site for the intended use is NOT adequate in size and shape to accommodate said use..”

The Applicant’s original 2000 as well as this latest 2005 – 2008 site plans, fails to respect both historical parking precedent and City Development Code (17.50.040 C. 2).

The College and San Ramon Neighbors have a long history dating back to the original CUP of September 1975, including the related January 23, 1975 Staff Report and Public Review comments at that time.

This history and precedent has established that parking along the Northeast San Ramon neighbor’s property boundary line has been greatly restricted.

Daylight hours only, Faculty and Staff only, a maximum of seven (7) parking spaces placed directly against the wall instead of the proposed seventy four (74). One of those spots actually encroaches on Parcels 29 and 28.

At present, (and since 1975) there are an additional eight (8) parallel parking places offset from the wall by the service road that is at least twelve (12) feet from that wall.

All Marymount proposed parking plans violate the original CUP provision for limited use of such area, plus adding traffic to reach another 127 more spaces on the East side of the campus.

The College is thus proposing to restructure 39 limited-use parking spaces along the San Ramon neighborhood property to now accommodate 201 parking spaces day and night.

- a. The proposed use is for a two-year private liberal arts community college; and
- b. The Land Use Plan of the General Plan of the City of Rancho Palos Verdes designates the subject property for Institutional Educational Usage.

Section 5. For the foregoing reasons, the City Council of the City of Rancho Palos Verdes hereby grants a conditional use permit on the property located at 30800 Palos Verdes Drive East, whose legal description is contained in Exhibit "B" and is a part hereof, to operate Marymount Palos Verdes College in the above described manner and subject to the conditions prescribed in Exhibit "A" of this Resolution, said conditions being necessary to protect the health, safety, and general welfare in the District.

PASSED, APPROVED AND ADOPTED this 2nd day of September, 1975.

/S/ MARILYN RYAN

Mayor

ATTEST:

/S/ DONNA T. KREBS

City Clerk



The following development standards apply to all parking areas with six or more spaces; refer to Code Section 17.50.040, *Development Standards*:

- A. *Parking Lot Permit.* Anyone constructing a parking lot containing six stalls or more, whether separate or in conjunction with a structure, shall obtain a parking lot permit as per Section 17.76.010, *Parking Lot Permit* (Section 17.76.010 states that parking lots approved by the Planning Commission or staff in conjunction with other permits are exempted from this parking lot permit requirement. Therefore, Section 17.050.040.A does not apply to this project).
- B. *Transportation Demand Management Parking Requirements.* New nonresidential developments shall be subject to the applicable transportation demand management parking requirements specified in Section 10.28.030 (*Transportation Demand Management and Trip Reduction Measures*) of the City's Municipal Code.
- C. *Location.*
 1. *Required parking facilities shall be on the same lot as the structure they are intended to serve; except, that with proper legal agreement, the planning commission may approve parking on a separate lot. For sleeping or boarding facilities, including rest homes, dormitories, hotels and motels, the required parking shall be within one hundred fifty feet of the building it is to serve. For all other uses, the required parking shall be within three hundred feet of the building it is to serve. The above distances are to be measured along a legal and safe pedestrian path from the parking space to the nearest entrance of the building or use for which the parking is required.*
 2. *The parking spaces may be located in interior side and rear setbacks. No parking space, either required or other shall be located in any front or street-side setback area, unless the base zoning district regulations provide otherwise.*
- D. *Access.* There shall be a minimum ten-foot wide, four inch thick concrete, slab vehicular accessway from a public street or alley to off-street parking facilities. Such accessway shall be designed to specifications approved by the director of public works.
- E. *Screening.*
 1. *Where a parking area abuts a Residential District, the parking area and residential district shall be separated by a solid masonry wall not less than five feet in height; except, that this wall shall be forty-two inches in height where it is in prolongation of the front setback area of an abutting residential use or district. The planning commission may waive this requirement if additional setback and screening planting or landscaped berms are to be provided.*

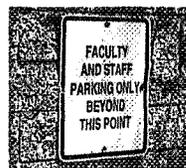
Variance Application Comments:

Page two



- This Variance Application omits key limitations placed on Marymount's use of the San Ramon service road traffic and parking incorporated in the 1975 CUP.
- This service road and parking is restricted to; Weekdays only, Staff and Faculty only, no overnight parking allowed, no weekend parking;
- At present there are a total of 39 parking spaces which Marymount proposes to expand to 212 spaces, 68 of which are directly against the San Ramon property Wall.

Variance Application Comments: Page two



- ◊ This Variance Application omits key limitations placed on Marymount's use of the San Ramon service road traffic and parking incorporated in the 1975 CUP.
- ◊ This service road and parking is restricted to; Weekdays only, Staff and Faculty only, no overnight parking allowed, no weekend parking;
- At present there are a total of 39 parking spaces which Marymount proposes to expand to 212 spaces, 68 of which are directly against the San Ramon property Wall.

The College and San Ramon Neighbors have a long history dating back to the original CUP of September 1975, including the related Staff and Public Review comments at that time.

This history and precedent has established that parking along the service road along the Northeast San Ramon neighbor's property boundary line was greatly restricted by conditions of use stated in that CUP.

Such limitations included Daylight hours only, Faculty and Staff only, a maximum of seven (7) parking spaces placed directly against the wall (Parking Circle configuration). One of those spots actually encroaches onto San Ramon Parcels 29 and 28.

At present (and since 1975) there are only eight (8) parallel parking places offset from the wall by at least twelve (12) feet.

This new parking plan violates the original CUP provision for limited use of such area by placing seventy-four (74) head-in parking spaces directly against that San Ramon neighbor wall.

Further, the Plan increases traffic to reach an additional 127 more spaces on the East side of the campus.

The College is thus proposing to restructure 39 limited-use parking spaces along the San Ramon neighborhood property to now accommodate 201 parking spaces day and night, including students, not just Faculty and Staff.

This Variance Application makes no mention of these significant breaches and changes to the well-established historical precedent and limitations that have been in effect since the original CUP in September of 1975.

EXHIBIT A

1. The Director of Planning shall review and approve all final plans.
2. The service road adjacent to the San Ramon properties shall be closed at Palos Verdes Drive East, and that a sign "faculty only" be placed at west entrance at the approach to service road from the front parking lot.
3. A grape stake or similar fence shall be erected along the property line from Palos Verdes Drive East to the first large planter area (approximately ~~300~~ ¹⁵⁰ feet).
- Amended
2-24-76* 4. The two planter areas at the parking circle shall be planted with additional buffer plantings; plantings shall not be trimmed up from the ground.
5. Additional planting shall be installed around the corner of Court #3 with the movement of that portion of fencing on Court #3 nearest the property line to provide a five foot planting area between that court and the property line.
6. Windscreens, a minimum of six feet in height, shall be installed and maintained on the southeast sides of Courts #3 and 4 and the northeast end of Court #3.
7. The hours of play on Court #3 shall be limited to week days only, from 9 a.m. to 4:30 p.m.
8. The courts shall not be lighted.
9. The fence and other apparatus shall be removed from the training court.
10. Use of the parking circle on the east side of the campus shall be restricted to faculty and staff only.

Variance Application Comments:

Page three



- Before designing the Project in 2000, the College knew that certain existing Parking setbacks were “legally non-conforming” at the PV East site and would have to be changed with any new project.
- Marymount also knew in 2000 that City Development Code 17.50.040 C. 2. prohibited parking in the prescribed setback area
- “No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless the base zoning district regulations provide otherwise.”

Variance Application Comments: Page three



- Before designing the Project in 2000, the College knew that certain existing Parking setbacks were “legally non-conforming” at the PV East site and would have to be changed with any new project.
- Marymount also knew in 2000 that City Development Code 17.50.040 C. 2. prohibited parking in the prescribed setback area
- “No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless the base zoning district regulations provide otherwise.”

In designing its new Project, the College had to make choices and set priorities for upgrading both facilities and parking capacity on this (admittedly) limited site.

The College was aware (page 5) that there was an existing 216 parking space deficiency in 1990. This deficiency was actually greater due to the understatement of Faculty and Staff (164) vs. the 180 later acknowledged by the College in its 1990 application to the SCAQMD for Ride Sharing.

Thus, the actual parking deficiency in 1990 was closer to 230. Marymount chose not to fully remedy this deficiency in either its' 2000 or 2005 – 2008 site plans.

The College was also knowledgeable that their existing front-street parking was “legally non-conforming” (2 feet vs. 25 feet). This was clearly demonstrated in the January 23, 1990 Staff Report, top of page 4.

The College made an informed and conscious design decision for parking by moving parking only 8 feet more (10 foot setback total). They made a conscious and informed decision not to comply with the known 25 foot setback Code Requirement.

In 2000, the College also made a conscious decision to add only 120 spaces (not 216 or 230) while at the same time more than doubling the amount of campus facilities.

As shown in the historical record, Marymount College had similarly made a conscious decision not to increase parking when presented with a remedial parking plan option in 1986.

“Dr. Wood feels that, as a commercial operation owning land, the College has a right to park on streets nearby that property. (Not interested in knowing about City parking ordinance.) Had been presented with plan for more on-campus parking this week. Rejected on Cost basis.” November 12, 1986, (page 117)

The Rules have changed, such that for new projects, on-street parking is not allowed, or to be counted in the parking calculations. St John Fisher does not have on-street parking, nor does Trump or Terranea. That equation has changed.

The College, in this Variance Application states that unless granted, it will cause a hardship because it “would affect the potential development of the adjacent site on campus that the College has reserved for a community preschool.”

This is false. That is a lie. There has been no such site for the Preschool reserved on-campus since publication of the May 2006 Site Plan to present. Further, the College knows that such site requires ADDITIONAL Parking (16 – 18 spaces) and drop off space in addition to the 10,000 sq. ft. play area and 3,000 sq. ft. facility itself per City Code 17.50.020 Table 50-A. This would add a further parking requirement and space that is not acknowledged or anywhere included even under Marymount's current plan.

Development standards in the zone include setbacks of 25 feet for front and street-side yards, and 20 feet for interior side yards. Maximum heights of 16 feet are allowed, and may be permitted up to 30 feet with a Conditional Use Permit. Parking must be consistent with the provisions of Chapter 17.44.

The "I" district standards also include language that:

"Where an institutional district abuts a residential district, buffering and screening techniques shall be utilized on the boundary line, and additional setbacks for structures, parking, and activity areas may be required due to incompatibility with adjacent uses" (Sec. 17.28.030(H)).

Conditional Use Permit

Section 17.56.060 requires the Planning Commission to make the following findings before granting a Conditional Use Permit:

1. That the site for the intended use is adequate in size and shape to accommodate said use...;
2. That the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use;
3. That, in approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof; and
4. That the proposed use is not contrary to the General Plan.

Grading

According to Section 17.50.070 of the Development Code, the Planning Commission shall use but not be limited to the following criteria in assessing an application for grading approval:

1. The grading is not excessive beyond that necessary for the permitted primary use of the lot;
2. The grading and/or construction does not significantly adversely affect the visual relationships with, nor the views from, neighboring sites; and
3. The nature of the grading minimizes disturbance to the natural contours; finished contours are reasonably natural.

11/17/86

CURRENT NEIGHBORHOOD-MARYMOUNT CONCERNS
(As seen from San Ramon Drive)

Nov.12,1986

1.Use of St.Cecelia Lawn adjacent to Parking Circle

Dr.Wood suggests hemail a schedule of events to Homeowners Chm.(seemed unaware of noon activities such as live music entertainment)

Says events held there MUST be there because nowhere else on campus has room for numbers involved. Might move some away if he can build an amphitheater on property.

He says these matters to be discussed with City.Prefers Elected Officials for talk.

2.Use of amplified sound and location of outdoor functions on campus

He doesn't like amplified sound either.

Possibly can limit volume(at events he attends)

3.Communications - switchboard closed evenings and weekends.

Says 377-7471 is Convent number and will answer,but noone must phone unless emergenc
Suggests having a number for security man,but not now because system being shifted.
We suggest at the very least,the switchboard should be staffed during Weekend Colleg
and other weekend and evening functions.

4.Parking - new lot has not solved problem

Dr.Wood feels that,as a commercial operation owning land,the College has a right to park on streets nearby that property.(Not interested in knowing about City parking ordinance.)Had been presented with plan for more on-campus parking this week.Rejected on cost basis.

Says weekend College all on campus.We assured him 30 to 40 cars were on streets during these sessions and he said he has not been up to check that operation.

5.Use of Parking Circle

He claims deliveries must be made there because too costly from other lot.
(many of these deliveries relate to functions held on adjacent lawn)

There is still some evening and weekend use of this lot.A very few cars,but there had been rulings that NONE werepermitted.Some at off hours are delivery vans.

6.Enrollment - present and planned

present enrollment 740 regular students,aiming at 650 average.This seems up from numbers last year. Weekend college now over 200.Also up.

He has said the campus is self-limiting on enrollment,but now says they had to subdivide some classrooms to provide space for this term's enrollment,and wish to extend St.Cecelia Hall for Library in order to free the rooms now housing Library for classroom use.This sounds like plans for continued expansion.

Above summarized 1 1/2 hour discussion at 2810 San Ramon Dr.11/12/86
present:Dr.Wood,M&K Knight,W.Clissold,P.Crane

Session cordial,non conclusiv.Dr.Wood's view appears to be that the College must do all activites presently occurring,to serve present size enrollment.All essential to the operation.Residents' reaction:with smaller enrollment,there would be less impact on the area.It appears that increased enrollment is the College plan.



RANCHO PALOS VERDES

May 23, 1980

Dr. Thomas Wood
Marymount College
30800 Palos Verdes Drive East
Rancho Palos Verdes, CA
90274

Dear Dr. Wood:

It has come to the attention of the City that the #3 tennis court is being used after 4:30 p.m. on weekdays, and the gate is not locked on weekends, the circle is being used for parking, and according to the Peninsula Wide Summer Recreation pamphlet, private lessons are available at the College.

The above uses are all violations of the conditions imposed by Conditional Use Permit No. 9., Specifically, Resolution 75-73. Exhibit A, #7 states that "The hours of play on Court #3 shall be limited to weekdays only", from 9 a.m. to 4:30 p.m., and #10 states that "Use of the parking circle on the east side of the campus shall be restricted to faculty and staff only". Furthermore at the September 16, 1975 meeting of the City Council it was determined that "the Conditional Use Permit does not allow the use of the facilities for commercial purposes".

Failure to comply with the conditions of a Conditional Use Permit is a Code violation. As such, the violations must be corrected immediately so as not to cause nullification of the Conditional Use Permit.

Should you have any questions please call me directly.

Sincerely,

Alice A. Bergquist (one)
Alice A. Bergquist
Code Inspector

AAB:blm



Marymount Palos Verdes College

May 29, 1980

Ms. Alice A. Bergquist
Code Inspector
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90274

RECEIVED
MAY 30 1980

ENVIRONMENTAL SERVICES

Dear Ms. Bergquist:

I am in receipt of your letter dated May 23, 1980, in which you state that we are in violation of our Conditional Use Permit, Resolution 75-73.

In regard to Exhibit A, #7, relative to hours of play on Court #3, may I advise you that those identified as violating this condition are most often residents of the nearby community who, if the gate is locked, scale the fence. We have, at significant expense, recently employed a week-end guard to control the improper use of this facility by our neighbors. (The guard will be advised again to insure that the gate will be locked on week-ends.)

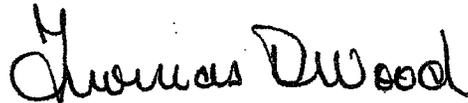
We will continue to enforce the restriction on the use of the parking circle on the east side of the campus by issuing tickets to unauthorized personnel.

I am confused by the complaint about "private lessons" available at the College. The College is entirely private and fees for instructional services rendered here are always charged. We have conducted a summer recreation program since 1976 with the full knowledge of the City of Rancho Palos Verdes. These so called private lessons are a part of that package. This program is no more "commercial" than any other aspect of our total operation. I would appreciate further clarification of the action taken by the City Council at its meeting of September 16, 1975, as it applies to the College.

Ms. Alice A. Bergquist
May 29, 1980
Page Two

We intend to fully comply with both the letter and spirit of our Conditional Use Permit. We, also, will continue in our attempt to protect our property from continued abuse and misuse by a few of our neighbors, although that becomes an increasingly costly budget item.

Sincerely,

A handwritten signature in cursive script that reads "Thomas D. Wood". The signature is written in dark ink and is positioned above the printed name and title.

Dr. Thomas D. Wood
President

Variance Application Comments:

Page four

- As of 11-01-2008, the College knew that there was no location on site reserved for the future Preschool. Since May 2006 no such site has been provided by the College.
- In March 6, 2006 correspondence (page 2), Marymount Attorney Donald M. Davis agreed with RPV regarding elimination of the preschool site, “due to the uncertainties ..that render it not reasonably foreseeable at this time.



Mr. David Snow, Asst. City Attorney
March 6, 2006
Page 2

change (final site plan), and two are reasonable and timely changes to the project based on new information (grading plan and hydrology calculations).

To set the record straight, the College has been working with the City to prepare the visual simulations since they were requested in January 2006. According to the College's consultants, City staff has been slow to verify the desired angles of the simulations and some have been requested from the vantage points of private property that the College cannot legally enter on and the City has apparently not yet obtained the necessary consents. Once the City and RBF finalize the specifics of the simulations and obtain the applicable rights of entry, the College will be able to provide this information.

With respect to the lighting plan, the College supplied supporting information back in January 2006 and has heard nothing further on this item until your letter. If further information or clarification is necessary, the City or RBF should notify the College's consultants in writing as to what is still needed.

The revision to the Final Site Plan pertains to the elimination of a reference to a future preschool site, which the City and College agreed should be removed due to the uncertainties associated with such development that render it not reasonably foreseeable at this time. The redaction of this reference and resulting open space area cannot by any stretch be deemed to have caused a delay in the preparation of the EIR.

As indicated in your letter, the College's project manager, Michael Laughlin, advised City staff that a revised grading plan and the resulting hydrology calculations would be provided shortly. The revision to the grading plan resulted from an issue raised in a January 2006 scoping session by a neighbor. With knowledge and the consent of City staff, the College promptly undertook necessary changes to the grading plan to eliminate this unintended result that only affected a limited portion of the project site. As such, the period of four to six weeks while this change was being made to enhance the project can hardly be deemed unreasonable.

In light of these facts demonstrating that the only two outstanding informational items attributable to the College arise from a slight change in the project, the College believes that the more appropriate course of action at this time is for the College to give a voluntary consent to suspend the EIR time period while the grading and hydrology revisions are being finalized. Such a consent is authorized under the *Riverwatch* court's interpretation of Section 15109 of the Guidelines, or, alternatively, under Public Resources Code section 21151.5(a)(4). This letter is intended to effectuate such consent. The College also agrees to a temporary suspension of the EIR time limit while the City finalizes the specifics of the requested visual simulations and obtains the necessary third party consents. The College's voluntary consent will be effective from March 1, 2006.

As indicated in your March 1 letter and discussed today, the College will provide information as soon as it becomes available and your office or City staff has agreed to notify the College in writing when the EIR time clock will recommence. Because the College's consent to this temporary time limit suspension is voluntary, we reserve the right to request or challenge



Mr. David Snow, Asst. City Attorney
March 6, 2006
Page 3

the recommencement of the time clock if we believe that the City or RBF are creating any unreasonable delay in the EIR process. The College wishes to make it clear that has not been the situation to date, and that we too desire to make the EIR process as smooth and fair as possible. To that end, the College also hopes that in the future the City and your office will allow the parties more of an opportunity to explore mutual solutions to issues before taking any action.

Please contact me if you have any questions regarding this letter.

Sincerely,

BURKE, WILLIAMS & SORENSEN, LLP

A handwritten signature in cursive script that reads "Donald M. Davis".

DONALD M. DAVIS

cc: (via e-mail)
Dr. Thomas McFadden
Michael Laughlin, Project Manager
Joel Rojas, Director of Planning, Building and Code Enforcement
Ara Mihranian, Senior Planner
Carol Lynch, City Attorney

Variance Application Comments:

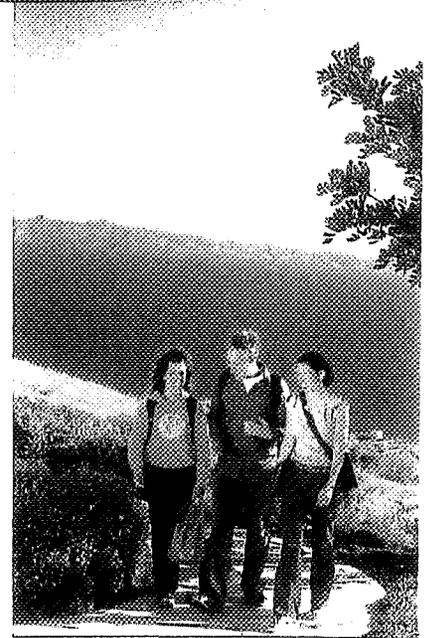
Page five

- Thus the explanation given by Attorney Davis in the 11/01/2007 Variance Request (page 2 of eight, end of 2nd paragraph) that “Moving the Northwestern Parking lot further back..would affect the potential development of the adjacent site on the campus that the College has reserved for a community preschool.”
- ..Is pure “Chutzpah” and a known falsehood!

A New Plan

Marymount College's revised Campus Improvement Plan will help the College provide improved student safety and an enhanced educational environment. The revised plan includes:

- ✓ A reduction in the number of residence halls from three to two;
- ✓ The repositioning of buildings to keep new construction primarily within the already developed areas of the campus; and
- ✓ An available site on campus for the future location of the Marymount College Preschool, which is open to the public.



Community Benefits

- ✓ Thanks to on-campus housing, it is projected that there will be far fewer student car trips coming up and down the Peninsula's winding residential streets in the morning.
- ✓ More than 68% of Marymount's campus will remain open space.
- ✓ Neighbors' view corridors will be preserved.
- ✓ Marymount's existing enrollment limitation will remain unchanged.
- ✓ Additional parking on campus will mean fewer cars parked along Palos Verdes Drive East and Crest Road.
- ✓ Additional resources, such as a state-of-the-art library and recreational facility, will bring greater value to neighbors and friends in the community.
- ✓ Marymount College's plan includes a more-than-100-seat sloped, climate-controlled lecture hall with theater-style seating and sound system as a part of the William H. Hannon Library.
- ✓ Neighborhood groups will be able to choose from a number of new locations on campus for community meetings
- ✓ The College's appearance will be GREATLY improved with an overall facelift of the facilities, consistent with the red tile roofs and stone of the Rancho Palos Verdes community.

Variance Application Comments:

Page six

- The real reason that the College has failed to address adequate, increased parking is simple;
- Priorities: Buildings first, parking last.
- In 2000, the College proposed adding only 93 new spaces; in 2005, that was increased to a “120”.*
- The College blames the City’s “acceptance” of its 2005 site plan (which included the Preschool, but not the necessary 16-18 added spaces for required parking per Code) “utilizing the (non-compliant) proposed parking lot configurations.”

Variance Application Comments:

Page six

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- The College blames the City’s “acceptance” of its 2005 site plan (which included the Preschool, but not the necessary 16-18 added spaces for required parking per Code) “utilizing the (non-compliant) proposed parking lot configurations.”

*Since the 2005 site plan also then included the preschool, the Net increase in College parking was actually closer to 100, not 120.

The Variance Application states, incorrectly, that “Based on the City’s acceptance of its application and related site plan in 2005 (as well as prior applications and plans..) the College invested considerable time and funds in refining the site plan..”

The above allegation is FALSE: The City, in August 2005, did not either accept or approve of the parking configuration shown in that site plan or any other.

Applicant Marymount College’s Legal Counsel knows that (See RPV on-line Project site) that “The Planning Application for the Marymount College Facilities Expansion Project..was deemed complete for processing.”

The Applicant knows full well that such action of being “deemed complete” is a CEQA term that neither implies acceptance nor approval of such plans or documents which are further subject to both EIR and Permitting Reviews, including the Planning Commission.

The College also contends, further, that “City Staff has interpreted the Institutional District’s general 25-foot setback requirement..to apply to the Northwestern parking lot.”

There is simply no “interpretation” necessary at all. See accompanying Code statement (on cover)

As a point of fact, it is obvious that Marymount College knew that such setback did apply and at least took into account some portion (10 feet) of that requirement when re-designing their Northwestern Parking lot in 2000 and 2005 – 2008).

Marymount College knew about this setback requirement and intentionally sought to fly it under the radar and then “blame” the City staff for not immediately questioning this.

For the record, this is a matter to be considered in the Permitting (CUP) process, not the EIR process. The College had terminated its 2000 – inspired EIR in June of 2003, and the Permitting process for the circa 2005 version had not begun by 11/01/2007.

ANALYSIS

Zoning and Development Standards

The proposed development conforms to all of the setback and height criteria for the Institutional zone, as outlined in the Development Code. All new structures would be set at least 150 feet away from the nearest property line. The expanded snack bar/cafeteria and student lounge is proposed at an average height of 25 feet (28 feet maximum) and the new student services building would be an average of 16 feet high (20 feet maximum), compared with the 30 feet allowable with a Conditional Use Permit.

Parking

The City's Development Code specifies parking requirements for the College as outlined in Table 1.

TABLE 1
 PARKING REQUIREMENTS

	<u>Proposed</u>	<u>Code Spaces</u>	<u>Required</u>
Students(1)	754 students	1 space/ 2 students	377
Employees(2)	164 employees	1 space/ 2 employees	82
Public Assembly			
Chapel(3)	180 seats	1 space/ 5 seats	{36}
Auditorium(3)	3,800 sq. ft.	1 space/ 40 sq.ft.	{95}
Student Lounge	2,880 sq. ft.	1 space/ 40 sq.ft.	72
	Total Spaces Required		531
	Spaces Provided		<u>315</u>
	Parking Deficiency		<216>

(1) Full-time equivalent students.

(2) Full-time equivalent employees (143 full-time, 42 part-time).

(3) Not anticipated to be a principal use and therefore not counted as required spaces.



Print Send this as an email: Enter Email Address
 What would you like to send: All of Title:17

Displaying Title # 17 Chapter # 50 Section # 020
 - 17.50.020 Parking requirements. -
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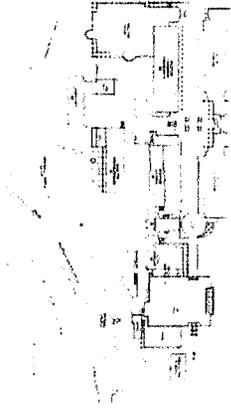
Parking shall be provided in accordance with the list of uses under this section. Where the standards result in a fraction, the next larger whole number shall be the number of spaces required. For additions to existing developments, the increased parking requirement shall be based only on the addition. A minimum of two spaces shall be provided for any use or development regardless of the size or scope of the use or development. If the specific use is not listed in the following Table 50-A, the parking requirements listed in Table 12-A of Chapter 17.12 (Commercial Districts) shall apply. Disabled parking shall be provided in accordance with the current state amended Uniform Building Code. The number of disabled parking spaces required by the current state amended Uniform Building Code shall constitute a portion of the total parking required under this section.

TABLE 50-A

Uses		
Commercial Recreation		
Billiard hall		
Bowling alley		
Golf courses		
Golf driving ranges		
Health clubs and spas		
Hotels		1
Motels	1 space for each employee	
Restaurants, bars and lounges	1 space for every 100 square feet of dining room area	1
Skating rinks	1 space for every 250 square feet of minimum of 25 feet	
Stables	1 space for each stall whichever is greater	
Swimming pools	1 space for every 100 square feet of water surface plus 1 space for each employee, with a minimum of 10 spaces	
Tennis, handball and racquetball facilities	3 spaces for each court	
Medical and Health Facilities		
Convalescent homes, nursing homes, homes for the aged, rest homes and sanitariums	1 space for every 4 beds	
Dental and medical clinics and offices	1 space for every 250 square feet of gross floor area	
Hospitals	1 space for every 2 patient beds	
Veterinary hospitals and clinics	1 space for every 250 feet of gross floor area	
Assembly		
Auditoriums, theaters, churches, clubs and stadiums	1 space for every 3 permanent seats; or 1 space for every 50 square feet of assembly area, whichever is greater (18 linear inches of bench shall be considered 1 seat)	
Mortuaries and funeral homes	1 space for each hearse plus 1 space for every 2 employees plus 1 space for every 150 square feet of assembly area	
Educational Uses		
Colleges and universities	1 space for every 2 full-time regularly enrolled students plus 1 space for every 5 student seats plus 1 space for every 2 employees/faculty	
Day nurseries and preschools	1 space for every employee plus 1 space for every 5 children or 1 space for every 10 children where a circular driveway is provided for the continuous flow of passenger vehicles (for the purpose of loading and unloading children) and which accommodates at least 2 such vehicles	
Elementary and junior high schools	2 spaces for each classroom	
High schools	1 space for every faculty member plus 1 space for every 6 students	
Libraries	1 space for every 300 square feet of gross floor area	
Trade schools, business colleges and commercial schools	1 space for every 3 student capacity plus 1 space for every employee/faculty	
Retail Uses		

Parking Variance Application Comments:

Page Seven: Allegations



1. City Staff had “accepted” the 10 foot setback, in site plans of 2005 and 2000. (“Deemed Complete” is not acceptance or Approval)
2. Enforcing limitations of the site would reduce parking spaces; (Reducing Facilities would accomplish this also. It is the site itself which is the limiting factor).
3. By contrast, it is notable that St John Fisher Church (July 22, 2008 Staff Report, page 2) voluntarily “increased their street-side setbacks of the sanctuary from Crest Road and Crenshaw Boulevard..” by 17 to 44 feet, respectively.

**Parking Variance Application Comments:
Page Seven: Allegations**



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3. By contrast, it is notable that St John Fisher Church (July 22, 2008 Staff Report, page 2) voluntarily "increased their street-side setbacks of the sanctuary from Crest Road and Crenshaw Boulevard.." by 17 to 44 feet, respectively.

The College's Parking Setback Variance Application lists a number of reasons for their request:

From a detailed review of each reason, it is fair to say that such reasons are not only false and inadequate, but are intentionally deceptive based on the historical record.

To assert that the "Staff" had "approved" of only a 10 foot setback and that the College thereupon relied on this variance to its detriment is beyond belief.

First, the Staff is not allowed to make variance decisions, only the Planning Commission and City Council.

The College has also admitted that the applicable City Code regarding material "error" applies only after construction commences."

The second and equally egregious claim by the College in this Variance request is that observance and compliance with the Code setbacks of 25 feet would reduce the number of parking spaces in its plan.

This is a specious argument. Sophistry at its best. Sounds tautological and obvious. It is not correct because Marymount College first made the key and defining planning decisions to adding facilities that effectively limited available parking as well as demolishing approximately 162 existing parking spots in the process. Thus this issue has become simply a self-fulfilling prophesy.

For example, their Application cites the existing Student Union as a limiting feature that precludes added parking.

The truth is something else. It is the newly-proposed Athletic Facility that is taking up valuable parking space instead. That is their option. It is not a pre-existing parking constraint as stated by Marymount in this Application.

Another direct lie made by Marymount is that they cannot increase parking due to the reserved location for the preschool.

Although such location (as shown) did exist in December 2005, it was no longer provided for in 11-01-2007. It had long since been quietly eliminated by the time the May 2006 site plans were revealed.

Instead of first prioritizing the 216 deficient parking spaces known since 1990, Marymount went for added new facilities that are the true culprit in any parking limitations.

MEMORANDUM

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT

DATE: JULY 22, 2008

SUBJECT: CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT AND SIGN PERMIT (CASE NO. ZON2007-00492); PROJECT ADDRESS: 5448 CREST ROAD; APPLICANT: SHELLY HYNDMAN LANDOWNER: THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES;

Staff Coordinator: Leza Mikhail, Associate Planner

RECOMMENDATION

- 1) Review the revised design and the additional information provided by the applicant to determine whether the modifications and additional information address the Commission’s concerns with the proposed project; and
- 2) If the proposed revisions are deemed acceptable by the Planning Commission, close the public hearing and direct Staff to bring back the appropriate resolutions and conditions of approval for consideration at the September 23, 2008 Planning Commission meeting.

BACKGROUND

On June 24, 2008, the Planning Commission considered the above-referenced case (with the exception of the Variance request discussed below) for the proposed St. John Fisher Master Plan project. Staff’s recommendation at that time was to review the proposed project, direct the applicant to modify the design of the proposed sanctuary by reducing the height of the steeple and continue the hearing to the July 22, 2008 Planning Commission meeting. As noted in the previous analysis (June 24, 2008 Staff Report attached), Staff supported the applicant’s request for a Sign Permit, Grading Permit and Minor Exception Permit, however Staff felt that the mandatory findings for the Conditional Use Permit could only be made provided that the height of the steeple on the proposed sanctuary was substantially reduced.

The applicant has also increased the street-side setbacks of the sanctuary from Crest Road and Crenshaw Boulevard without compromising the requirements regulated by the Los Angeles County Fire Department for fire truck accessibility to new structures. The Development Code requires a minimum street-side setback of 25'-0". The original sanctuary proposal provided a 40'-0" street-side setback from the west property line at Crenshaw Boulevard and a 48'-0" street-side setback from the north property line at Crest Road. The revised sanctuary would provide even greater setbacks resulting in a 57'-0" street-side setback from the west property line at Crenshaw Boulevard and a 62'-0" street-side setback from the north property line at Crest Road.

In summary, the applicant has attempted to address the concerns raised by Staff and the Planning Commission with the height of the original sanctuary steeple. From Staff's perspective, the revised project is clearly an improvement because in conjunction with reducing the steeple height by 14'-0", the applicant reduced the overall height of the sanctuary structure by 3 to 6 feet and significantly increased the street-side setbacks to further mitigate the impacts of the proposed steeple. Nonetheless, Staff and the applicant seek direction from the Commission as to whether the modifications adequately address the Commission's concerns.

Staff also discussed with the applicant the possibility of relocating the steeple and high points of the structure from the southwest end of the sanctuary (adjacent to Crenshaw Boulevard and the Island View HOA) to the northeast end of the sanctuary (adjacent to Crest Road) without compromising the architectural design or functionality of the sanctuary. The applicant has provided a response reflecting concerns regarding this additional modification (see attached "Letter from Applicant").

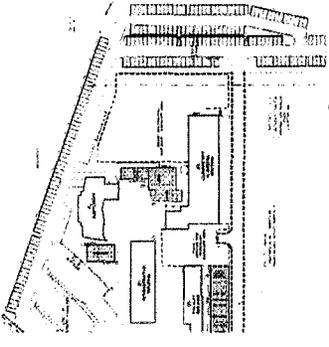
Modifications to Administrative Building

In order to provide increased setbacks for the sanctuary while providing adequate fire truck access, the applicant reduced the overall footprint of the proposed Administrative Building. The original Administrative Building contained an 8,968 square foot building footprint with a 2,300 square foot basement for storage purposes only. The revised proposal reduced the overall building footprint by 1,480 square feet, resulting in an overall footprint of 7,488 square feet. In order to regain the office space that was eliminated on the first floor level, the applicant relocated the offices to the 2,300 square foot basement. As a result, the basement would include 1,480 square feet for offices and 820 square feet for storage space.

Parking Analysis

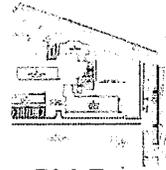
At the June 24, 2008 Planning Commission meeting, the Planning Commission requested further clarification on the methodology used to justify the number of parking spaces the applicant proposes to provide (331 parking spaces plus 3 loading spaces). The applicant submitted a Parking Narrative with the revised project plans on July 2, 2008 (see page 2 of the Project Plans dated July 2008).

Variance Application Comments:
Page Eight: Allegations, continued



4. The full 25' is unnecessary because PV East is at its widest point, limiting noise to neighbors.
5. Implementing 25 feet of setback would harm Public Safety.
 - There are a number of serious parking issues & problems, omitted by this Variance Request.
 - The proposed “head-in” parking directly along the San Ramon property line violates precedents and conditions of 1975 and 1986.

Variance Application Comments:
Page Eight: Allegations, continued



4. The full 25' is unnecessary because PV East is at its widest point, limiting noise to neighbors.
5. Implementing 25 feet of setback would harm Public Safety.
 - There are a number of serious parking issues & problems, omitted by this Variance Request.
 - The proposed "head-in" parking directly along the San Ramon property line violates precedents and conditions of 1975 and 1986.

The contention that the full setback of 25 feet is unnecessary because PV East is at its widest point and limits noise to its neighbors is a double edged sword.

If that is a rationale to limit the required setback at PV Drive East, then it is an equally valid argument to require ADDITIONAL setbacks along the San Ramon service road.

As demonstrated in the historical research, the San Ramon side road and associated parking have been a continuing problem. This concern began immediately and was recognized in the first CUP of September 1975.

The CUP required Marymount to utilize the San Ramon side access road solely for Faculty and Staff during Daylight hours.

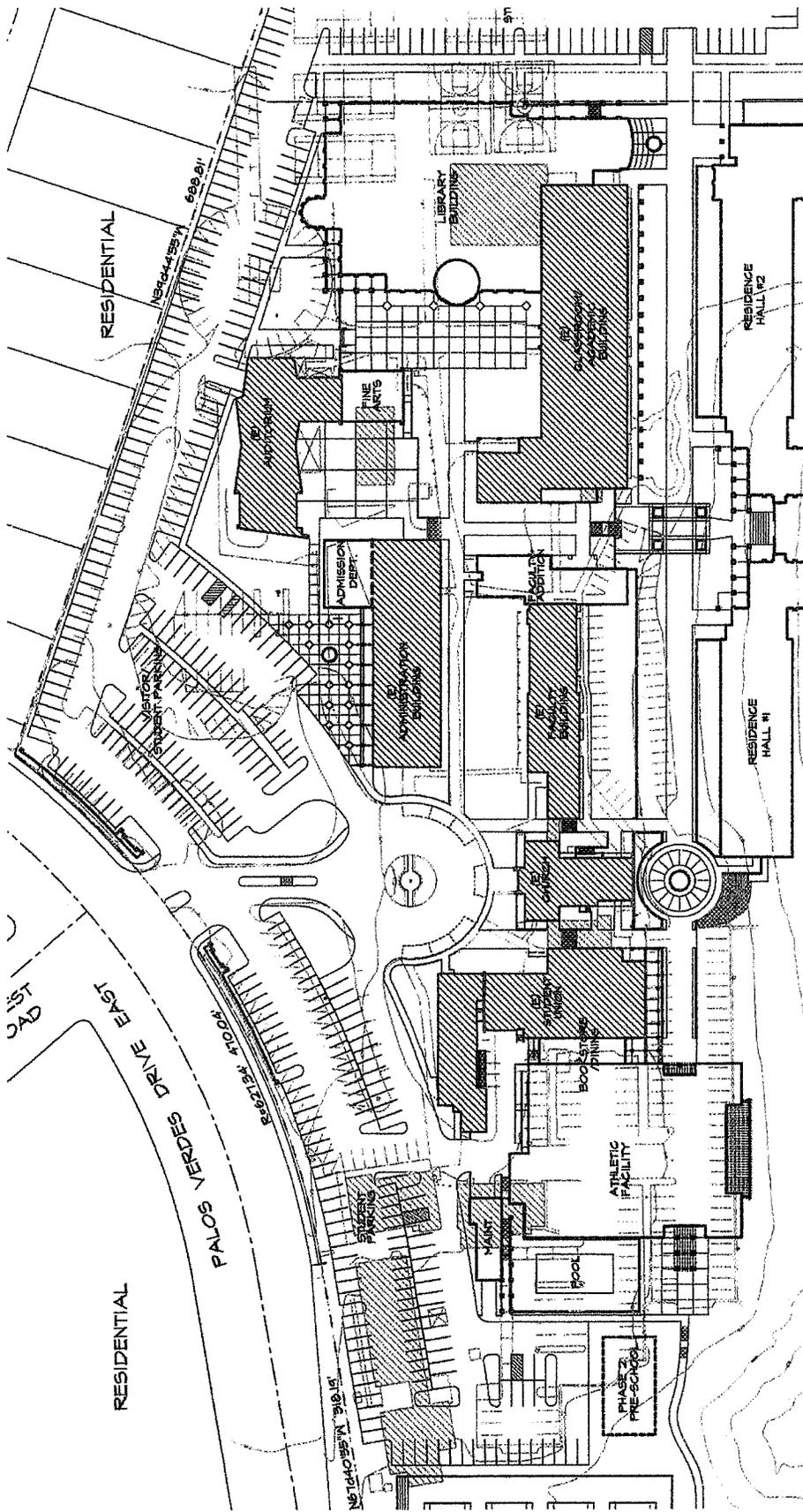
This limited use is memorialized in the CUP in Exhibit "A", with related limitation items Numbers 2, 3, 4, 5, 6, 7, 8 and 10.

The idea that "Public Safety" would be harmed by requiring the full 25 foot setback is unsupported at best. The College has yet to demonstrate just what Safety issues have pertained in the past that would be affected by compliance. This is a non-issue.

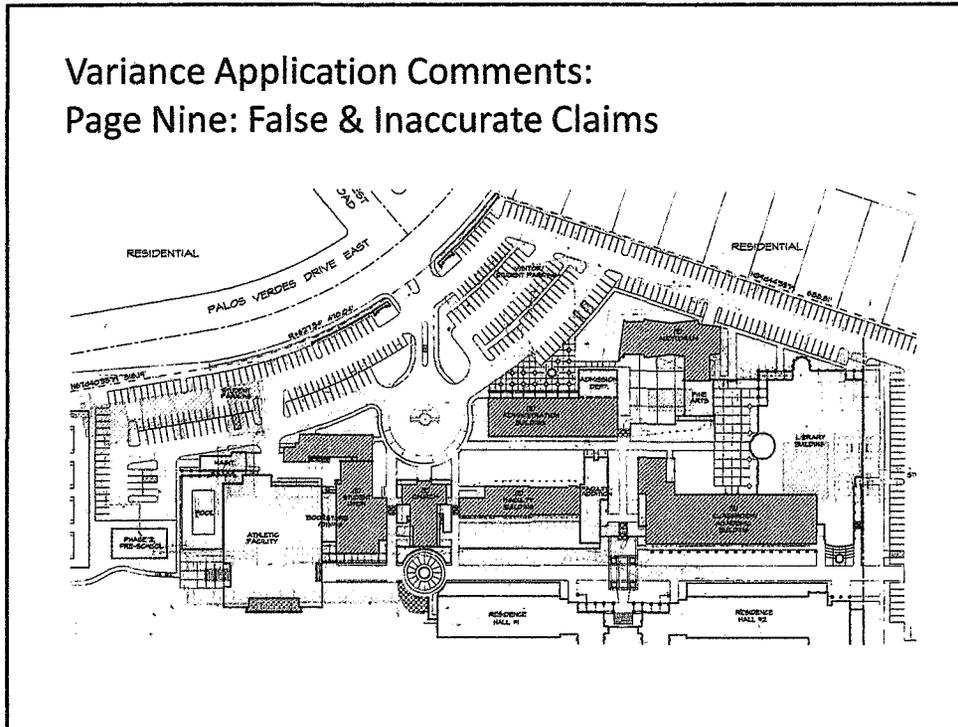
The important point to remember about this Variance Application is that it demonstrates conclusively that the site is not suited to the uses intended.

Adequate parking can reasonably be accomplished by removal of both the Proposed Dormitories and the Athletic Facility.

Variance Application Comments: Page Nine: False & Inaccurate Claims



Variance Application Comments: Page Nine: False & Inaccurate Claims



This December 2005 Proposed Project Overlay on the Existing Site, demonstrates a number of false or inaccurate claims made by the College in its current 11-01-2007 Variance Request.

There is no discussion of the imposition of significantly increased and full-time parking along the San Ramon service road corridor, nor any reference to the fact that this area had been protected by and since the original 1975 CUP.

This Application lies by omission with respect to the key changes in parking vs. the historical CUP protections for the San Ramon neighbors, and does not address those key changes and violations at all.

The principal reason that parking spaces are inadequate is site unsuitability; it is inadequate in size and shape to contain, without numerous Variances, the proposed Facilities together with the Code-required parking.

The "Trade-off" between Facilities vs. Parking has already been made by the Applicant without any help" from City Staff. Adding the Dorms and Athletic Facility thereby limits the available parking below code standards. Simple as that.

These additions demolish over 162 existing parking spaces and preclude the recovery of additional spaces that are compliant with known setback and other Code Requirements.

Such increases also precludes the (falsely-claimed) reservation of a space on campus for replacement of the to be demolished preschool. This fact has been intentionally withheld and misstated to the Community by the College.

Marymount's latest information (August 2008 – on page 24) falsely continues to state that a place has been reserved for a "community preschool." Where? Non-existent.

The statements and claims made by the 11/01/2007 Variance Application are misleading if not entirely and intentionally false.

This Application lies by omission with respect to the key changes in parking vs. the historical CUP protections for the San Ramon neighbors, and does not address those key changes and violations at all.



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Displaying Title # 17 Chapter # 60 Section # 040

- 17.50.040 Development standards. -

<< All of title 17 chapter 50

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The following development standards shall apply to all parking areas with six or more spaces:

- A. Parking Lot Permit. Anyone constructing a parking lot containing six stalls or more, whether separate or in conjunction with a structure, shall obtain a parking lot permit as per Section 17.76.010 (Parking lot permit).
- B. Transportation Demand Management Parking Requirements. New nonresidential developments shall be subject to the applicable transportation demand management parking requirements specified in Section 10.28.030 (Transportation demand management and trip reduction measures) of the city's Municipal Code.
- C. Location.
1. Required parking facilities shall be on the same lot as the structure they are intended to serve; except, that with proper legal agreement, the planning commission may approve parking on a separate lot. For sleeping or boarding facilities, including rest homes, dormitories, hotels and motels, the required parking shall be within one hundred fifty feet of the building it is to serve. For all other uses, the required parking shall be within three hundred feet of the building it is to serve. The above distances are to be measured along a legal and safe pedestrian path from the parking space to the nearest entrance of the building or use for which the parking is required.
 2. The required parking spaces may be located in interior side and rear setbacks. No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless the base zoning district regulations provide otherwise.
- D. Access. There shall be a minimum ten foot wide, four inch thick concrete, slab vehicular accessway from a public street or alley to off-street parking facilities. Such accessway shall be designed to specifications approved by the director of public works.
- E. Screening.
1. Where a parking area abuts a residential district, the parking area and residential district shall be separated by a solid masonry wall not less than five feet in height; except, that this wall shall be forty-two inches in height where it is in prolongation of the front setback area of an abutting residential use or district. The planning commission may waive this requirement if additional setback and screening planting or landscaped berms are to be provided.
 2. Where a parking area is across the street from a residential district, there shall be a border of appropriate landscaping not less than ten feet in width, measured from the street right-of-way line, along the street frontage.
- F. Layout and Paving.
1. Parking areas shall provide for a twenty-five foot outside turning radius within the facility and a thirty foot outside turning radius into public alleys.
 2. Parking spaces shall be arranged so that vehicles need not back onto or across any public sidewalk.
 3. Off-street parking facilities shall be designed so that a vehicle within a parking facility shall not be required to enter a street to move from one location to any other location within that parking facility. Separate noncontiguous parking facilities may be provided with independent entrances for employees and visitor parking; provided, the designated use of each lot is clearly identified on proposed plans and at the entrances to each lot.
 4. No dead-end parking aisles serving more than five stalls shall be permitted, unless the aisle is provided with a turnaround area installed in a manner meeting the approval of the director.
 5. Bumpers, tire stops or any other device deemed appropriate by the director, shall be provided along all pedestrian ways, access or street or alley adjacent to any off-street parking area except where screening is located.
 6. All parking areas shall be surfaced with asphaltic or cement concrete paving which is at least three inches thick.
 7. Standard parking stalls shall be designed in accordance with the standards and dimensions specified in the "parking lot layout" diagrams and tables contained in Exhibit "50-A" of this section. All parking stalls shall be clearly marked with lines, and access lanes shall be clearly defined with directional arrows to guide traffic. The appropriate parking lot striping, including whether parking stalls shall be single or double striped, as shown in the diagram contained in Exhibit "50-B" of this section titled "standard parking stall striping", shall be determined by the director. Except for parallel parking stalls, standard parking stalls shall be a minimum of nine feet (width) by twenty feet (depth) in area. Parallel parking stalls shall be a minimum of twenty-six feet in depth. Compact stalls shall be a minimum of eight feet (width) by fifteen feet (depth) in area and shall not exceed twenty percent of the total number of approved spaces, unless a different size stall is authorized or required by the director or planning commission. Compact stalls shall be marked for compact use only.
 8. All off-street parking spaces shall be clearly outlined with lines either painted on the pavement or indicated with special paving materials on the surface of the parking facility.
 9. Parking aisle widths shall be in accordance with the dimensions and standards specified in the "parking lot layout" diagrams contained in Exhibit "50-A" of this section. Deviations from the diagrams' standards may be approved by the director, if it is demonstrated to the satisfaction of the director of public works that alternative dimensions and standards will not result in adverse parking lot traffic circulation impacts.
 10. Disabled parking spaces shall be in accordance with the dimensions and specifications of the state amended Uniform Building Code.
- G. Landscaping.
1. A landscaped planter bed of at least five feet in width shall be installed along the entire parking lot perimeter, except, for those areas devoted to perpendicular accessways.
 2. A minimum of five percent of the paved parking area shall be devoted to interior planting areas. The extensive use of trees is encouraged to the extent that the trees do not significantly impair views from surrounding properties. All planting areas shall be at least three feet wide. Perimeter planting shall not be considered part of this required interior planting.
 3. Where topography and grading permit, parking lots shall be depressed and/or screened from view by landscaped berms and hedges. Where this is impractical, the use of decorative screening walls and hedges shall be provided.
 4. Where trees already exist on the property, the design shall make the best use of this growth and shade. Such trees shall be protected by a tree well with a diameter sufficient to ensure their continued growth. The five percent interior lot area landscaping standard included in this chapter may be reduced to compensate for the retention of such trees.
 5. Planting areas shall be distributed throughout the lot as evenly as possible, but variations from this pattern may be granted by the staff when a different pattern would result in the overall aesthetic improvement of the project. Innovation in design and materials is encouraged.
 6. Wherever a center divider separates parking stalls facing each other, tree wells shall be established not more than fifty feet apart for large trees (exceeding twenty feet spread at maturity), or not more than thirty feet for small and medium-sized trees.
 7. A full-coverage, permanent irrigation system shall be installed. Hose bibs shall be located at not less than two-hundred foot intervals to allow for reinforcement of the system by hose watering.
 8. All plantings shall be maintained free of debris and in conformity with the accepted practices for landscape maintenance.
 9. A six inch high cement concrete curb shall be constructed at the edge of all landscaped areas.
- H. Drains and Lighting



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WEALTH ADVISORS, INC.

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SEP 02 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

August 29, 2008

Rancho Palos Verdes Planning Dept.
City Hall
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Attn: Ara Mihranian

Re: Support of Marymount College Expansion

As Founder of Enright Premier Wealth Advisors, a financial advisory and investment management firm headquartered in Torrance. We believe that local excellent education is an invaluable resource for our community.

As our firm and other local firms expand we will find a great need for both part and full time college students in our businesses. Marymount can provide thus resource and we fully support the campus expansion.

Sincerely,

Stephanie Enright
Founder

**Stephanie V. Enright
35 Chuckwagon Road
Rolling Hills, CA 90274**

RECEIVED

SEP 02 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

August 29, 2008

Rancho Palos Verdes Planning Dept.
City Hall
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Attn: Ara Mihranian

Re: Support of Marymount College Expansion

Having lived in the greater Palos Verdes Community, (City of Rolling Hills) for many years. I and my extended family fully support the expansion of Marymount.

In years past all of my four children attended the elementary thru 8th grade school. All of them were very happy and satisfied with there education and socialization. Each went on to a prestigious college and graduate school.

More recently, I have been involved with activities for the community activities (cultural and educational) which have been most valuable.

Lets have a modern facility to attend and help students, enrich the culture of our community and extend valuable education in a modern 21st century facility.

Sincerely,



Stephanie Enright

Ara M

From: B. Komoc [holisticdoczen@yahoo.com]
Sent: Tuesday, September 02, 2008 9:57 AM
To: Ara M
Subject: RE: Is that legal ??????????

Is it not contrary to what the city had told us to have those hearings before the EIR is out ?
How could Marymount add 14000 S.F. of Portable Buildings that was NOT in the draft EIR ??
How ??

I am waiting for your answer.

Thanks,
Dr. Komoc

--- On Fri, 8/29/08, Ara M <aram@rpv.com> wrote:

From: Ara M <aram@rpv.com>
Subject: RE: Is that legal ??????????
To: holisticdoczen@yahoo.com
Date: Friday, August 29, 2008, 10:29 AM

The beginning of October.

Ara Michael Mihranian

Principal Planner

City of Rancho Palos Verdes

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

310-544-5228 (telephone)

310-544-5293 (fax)

aram@rpv.com

From: B. Komoc [mailto:holisticdoczen@yahoo.com]
Sent: Friday, August 29, 2008 10:27 AM
To: Ara M
Subject: RE: Is that legal ??????????

Thanks for responding.

Can you tell me when is the EIR scheduled to be finished & ready.

B.K.

--- On Thu, 8/28/08, Ara M <aram@rpv.com> wrote:

From: Ara M <aram@rpv.com>
Subject: RE: Is that legal ??????????
To: holisticdoczen@yahoo.com
Date: Thursday, August 28, 2008, 4:22 PM

Mr. Komoc,

According to the California Environmental Quality Act (CEQA), the City (Lead Agency) cannot render a decision on a project application until first taking action on the environmental assessment. For example, in regards to the Marymount project, the Planning Commission cannot vote on the project applications until first taking action on the project EIR.

As for the procedure, it is at the discretion of the Planning Commission (the reviewing body) to determine the procedure for reviewing the project applications and EIR. This item will be discussed at the upcoming September 9th Planning Commission meeting.

Please let me know if you have any further questions.

Ara Michael Mihranian

Principal Planner

City of Rancho Palos Verdes

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

310-544-5228 (telephone)

310-544-5293 (fax)

aram@rpv.com

From: B. Komoc [mailto:holisticdoczen@yahoo.com]
Sent: Thursday, August 28, 2008 2:23 PM
To: Ara Michael Mihranian
Subject: Is that legal ??????????

That any procedure (Reg. Marymount Expansion) could be performed before the EIR is out ????????

Please respond within 48 hours.

Thanks,

B.K.