

September 4, 2014

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has conditionally approved a request for a Special Use Permit (Case No. ZON2014-00312) on September 4, 2014

Location: 30800 Palos Verdes Drive East (Marymount College)

Landowner: Marymount College

Said approval is to allow a series of outdoor special events (20 + 2 alternate dates), with amplified sound, held during the 2014-2015 academic year (see attached).

In granting this Special Use Permit application, the following conditions were adopted:

1. The applicant/property owner shall submit to the City a statement, in writing that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ten (10) days of the effective date of approval shall render this approval null and void.
2. The approval of Special Use Permit (Case No. ZON2014-00312) shall be limited to the dates and times for the special events listed in the attached Exhibit "B". The total number of events for the 2014-2015 academic year shall be limited to twenty-two (22), which includes the twenty (20) scheduled events and two (2) additional floating events to be approved by the Community Development Director. The applicant shall notify the Community Development Director at least thirty (30) days prior to holding the proposed floating events, for review and approval of these events. Any changes to the established schedule of events shall require review and approval by the Community Development Director, provided the change does not conflict with the CUP for the campus.
3. The hours of the proposed events shall be as identified in the attached schedule, unless otherwise noted herein, and the two floating events shall be limited to the hours of 12:00 p.m. to 1:30 p.m., on a weekday.
4. The two floating events shall be held at Chapel Circle, Cecilia Quad or Poolside only and shall not be held on Saturday's or Sunday's.
5. The Graduation Mass proposed on May 8, 2015 shall be from 3:00 p.m. to 6:00 p.m. only, and the Graduation Ceremony May 9, 2015 shall be from 11:00 a.m. to

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3:00 p.m. only.

6. No live music or amplified sound shall be permitted at the East Parking Lot for events other than those associated with the Gala on September 27, 2014 and the Graduation activities on May 8, 2015 and May 9, 2015, as listed on the attached schedule (Exhibit “B”).
7. The use of amplified sound shall be limited to the dates and times for events listed on the attached Exhibit “B”. Any change to the established schedule shall be subject to the review and approval by the Community Development Director.
8. All sound amplification equipment used at any event shall be oriented away from any adjacent residential areas.
9. The applicant shall be responsible for the payment of all costs for Sheriff services, if any, associated with complaints of noise or other disturbances to the surrounding development created by or resulting from these events, pursuant to Section 9.24 of the Rancho Palos Verdes Municipal Code.
10. If noise complaints are submitted to City Staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. The applicant shall be responsible for the payment of all costs associated noise consulting services.
11. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
12. The tent proposed for the Graduation ceremonies shall comply with all Fire safety criteria, shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The tent set-up and tear-down activities shall occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent shall only be permitted to be erected no sooner than 5 working days (Monday through Friday only) before the event and shall be removed within 48 hours of the conclusion of the event.
13. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.
14. The City reserves the right to suspend or cancel this permit if activities are conducted contrary to the permit conditions at any time without incurring any liability to the permittee whatsoever. The City will generally provide notification of a violation with direction to the applicant to correct the violation. However, the City shall not be obligated to provide such notification, particularly when imminent health and safety issues involved.
15. No live music or amplified sound associated with an outdoor event shall be

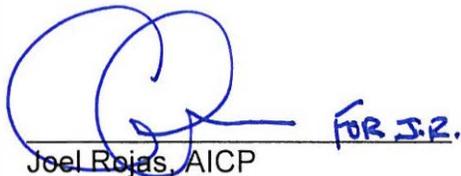
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permitted on Sundays.

16. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
17. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
18. All applicable permits required by the Building and Safety Division for any temporary structures associated with the approved outdoor events shall be obtained by the applicant prior to erecting said temporary structures.
19. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
20. The subject Special Use Permit for the 2014-2015 (Case No. ZON2014-00312) academic school year shall only be valid if Marymount is in compliance with the conditions of approval memorialized in Conditional Use Permit (CUP) No. 9 – Revision “E”, adopted by the City Council on June 1, 2010, and amended on April 15, 2014, pursuant to Resolution 2014-25, or as required by any subsequent approvals/amendments to the CUP. If Marymount is not in compliance with the aforementioned CUP conditions of approval, the proposed events described herein utilizing amplified sounds shall not be permitted until compliance is demonstrated to the satisfaction of the Community Development Director.

Any interested person may appeal this decision in writing to the Planning Commission within five (5) calendar days of the date of this notice, by September 9, 2014. A \$2,275.00 appeal fee must accompany any appeal. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The Department hours are from 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. Friday.

If you have any questions regarding this matter, please contact Associate Planner, Leza Mikhail at (310) 544-5228 or via e-mail at lezam@rpv.com.



FOR J.R.

Joel Rojas, AICP
Community Development Director



MEMORANDUM

TO: JOEL ROJAS, AICP - COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEZA MIKHAIL, ASSOCIATE PLANNER

DATE: SEPTEMBER 2, 2014

**SUBJECT: SPECIAL USE PERMIT (CASE NO. ZON2014-00312)
Land Owner: Marymount California University;
Address: 30800 Palos Verdes Drive East)**

RECOMMENDATION

Approve Special Use Permit (Case No. ZON2014-00312), subject to the conditions contained in the attached Exhibit "A".

BACKGROUND

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

On April 15, 2014, the City Council adopted Resolution No. 2014-25 amending the CUP conditions of approval to address concerns relating to the operation of the expanded parking lot (also known as the East Parking Lot) as part of the 6-month review. Given that the Athletic Field has not been completed, the City Council also amended Condition No. 136, which allows the University to conduct outdoor events with amplified sound through the approval of a Special Use Permit, to now allow the University to use the East Parking Lot for the graduation ceremonies and annual gala until the construction of the Athletic Field is completed.

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On May 23, 2014, an application for a Special Use Permit (Case No. ZON2014-00201) was submitted to the Community Development Department for processing. The application was deemed incomplete for processing on June 3, 2014 due to the need revise the proposed schedule to be in compliance with the University's CUP. The University subsequently withdrew the application on July 9, 2014 due to the fact that the University was not in compliance with three (3) conditions of their CUP. After an inspection by Staff on August 4, 2014, Staff determined that University brought their property into compliance with their CUP.

On August 4, 2014, an application for a Special Use Permit (Case No. ZON2014-00312) was submitted to the Community Development Department for processing. The application was deemed complete for processing on August 11, 2014. Subsequently, on August 14, 2014, Staff mailed public notices to the 162 property owners within a 500-foot radius of the University, informing them of the proposed project. The public notice was also published in the Peninsula News on August 14, 2014. Staff received three (3) comment letters as a result of the Public Notice.

SITE DESCRIPTION

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

PROJECT DESCRIPTION

The applicant's proposal is to conduct twenty (22) outdoor events with amplified sound at the Marymount campus during the 2014-2015 academic year. These events are outlined in the schedule attached as Exhibit "B", and include a total of twenty (20) scheduled events, plus two (2) floating events, to be determined by the University at a later time.

Marymount has conducted similar amplified events for a number of years, and the proposed 2014-2015 amplified events are generally similar to those that were approved and held last year during the 2013-2014 academic year. Staff did not receive any complaints from neighbors as a result of the 2013-2014 events. In past years, the maximum number of

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events approved for an academic year ranged from 15 to 26, as identified in the following table:

Special Use Permit No.	Academic Year	# of Events Requested	# of Events Approved	# of Events Conducted
88	1990-1991	15	15	0
92	1991-1992	28	22*	0
111	1992-1993	24	24	19
117	1993-1994	32	26	23
123	1994-1995	30	26	20
131	1995-1996	29	26	16
138	1996-1997	20	17	12
148	1997-1998	20	16	11
156	1998-1999	16	13	13
168	1999-2000	22	22**	17
179	2000-2001	22	22	19
188	2001-2002	23	23	21
ZON2002-00280	2002-2003	23	23	21
ZON2003-00298	2003-2004	21	21	21
ZON2004-00279	2004-2005	23	21	21
ZON 2005-00276	2005-2006	21	21	21
ZON 2006-00300	2006-2007	21	21	21
ZON 2007-00202	2007-2008	22	22	22
ZON 2008-00336	2008-2009	20	20	20
ZON 2009-00255	2009-2010	24	24	24
ZON 2010-00222	2010-2011	20	20	20
ZON2011-00165***	2011-2012	17	17	17
ZON2012-00179***	2012-2013	22	22	22
ZON2013-00204***	2013-2014	23	23	23

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

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

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

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Under the current CUP condition requirements adopted by the City Council on June 1, 2010, and subsequently revised by the City Council on April 15, 2014 (Resolution No. 2014-25), the University is limited to a maximum of 24 events with amplified sound per academic year. The events proposed for the 2014-2015 academic year include eighteen (18) events scheduled during the afternoon hours (before 4pm), one (1) event scheduled into the evening hours (before 7pm), one event scheduled between 5:00 pm and 10:00 pm (annual Gala), and two (2) floating events scheduled during the afternoon hours. Last year's schedule consisted of seventeen (17) afternoon events, four (4) evening events and two (2) floating events scheduled during the afternoon hours. Events scheduled during the afternoon hours are considered to be less sensitive times of the day, with regard to potential noise impacts, as compared to evening hours.

Two (2) of the proposed events are scheduled during the weekend, which is considered to be a more sensitive time of the week. The two weekend events are scheduled on a Saturday and include the following: the "MCU Gala" to be held on Saturday, September 27, 2014, which will begin at 5:00 p.m. and conclude at 10:00 p.m., and the "Graduation and Related Events" to be held on Saturday, May 9, 2015, which will begin at 11:00 a.m. and conclude at 3:00 p.m. Pursuant to a standard condition of approval (condition #14) that has been imposed on the Applicant's annual SUP application since the 2001-2002 academic year (SUP #188), no live music or amplified sound will be permitted on Sundays.

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

CODE CONSIDERATIONS AND ANALYSIS

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

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

As described in the Site Description Section above, the subject property is approximately 26 acres and contains a variety of locations where the proposed outdoor events may be held. However, the future Athletic Field and the existing East Parking Lot are the only locations large enough in area to accommodate a tent for the Gala and Graduation ceremonies. These specific events are scheduled for September 27, 2014 from 5:00 p.m to 10:00 p.m (Gala), May 8, 2015 from 3:00 p.m. to 6:00 p.m. (Graduation Mass), and May 9, 2015 from 11:00 a.m. to 3:00 p.m. (Graduation Ceremony). The tent set-up and tear-down activities are only permitted to occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent are only permitted to be erected no sooner

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than 5 working days (Monday through Friday) before each event and shall be removed within 48 hours of the conclusion of each event. Given that the University's future Athletic Field will not be completed during the 2014-2015 academic year, these specific events will occur in the East Parking Lot. The other eighteen (18) scheduled events will be conducted on portions of the project site that have been developed with campus facilities. These locations include Chapel Circle, Cecilia Quad and the auditorium, and poolside area. These remaining events will occur within the existing building environment and the undeveloped portions of the campus will serve as a buffer between the events and the neighboring properties to the west. In addition, the distance between these properties and the events, which ranges from approximately 800 to 1,000 feet, will help avoid adverse impacts to these properties.

Furthermore, the project will be conditioned, as in past years, for control of noise, including the orientation of speakers, so as to minimize proliferation of noise in the direction of the closest residences and to limit the maximum allowable decibels for the amplified sound events held on Saturdays and on more sensitive times of the day. Thus, based on the discussion above, Staff feels that with appropriate conditions of approval that limit events at the East Parking Lot, Chapel Circle and Cecilia Squad, the overall campus site is of adequate size and shape to accommodate the special events. Staff has also added a condition prohibiting the tent used for the annual Gala and Graduation ceremonies in the East Parking Lot location to be erected no earlier than 5 weekdays (Monday through Friday) before the event(s) is/are scheduled to occur and requiring that the tent be completely removed within 48 hours after the event day.

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

The proposed events will not adversely interfere with the existing uses of the subject property due to the integral nature of the events to the use of the property as an education institution. Moreover, the majority of the proposed events are during the regular school hours. Based on the experience of the past several years, the events do not significantly impede or adversely impact pedestrian access ways and/or vehicular circulation patterns. Marymount has conducted similar events in the past, and significant impacts or circumstances requiring special traffic control have not occurred, according to a search through the Special Use Permit files from previous years, and in consulting with the City Traffic Engineer. Further, the proposed events are consistent with those typically held on higher education campuses. As such, this finding can be made.

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

The proposed special events will have minimal impacts on adjacent properties, with the exception of the graduation ceremonies and Gala, which will be located at the East Parking Lot that is in close proximity to homes on San Ramon and Vista del Mar. Although the graduation ceremonies and Gala may create some noise impacts to

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property owners along San Ramon and Vista del Mar, these events are typical of a campus and are only proposed to occur at two separate time periods throughout the entire year within this specific location and are conditioned to minimize operational impacts such as noise and hours. Per Condition No. 136, the remaining events will be conducted on portions of the project site that have been developed with campus facilities, which are generally located at the northeast portion of the site. In addition, the properties to the west of the events are separated by the large open space, which ranges from approximately 800 to 1000 feet to the nearest properties, which will help minimize any significant impacts to these properties. The properties along San Ramon Drive are closer to the site; however, the poolside, chapel circle, and Cecilia Quad areas are largely sheltered with buildings that assist in minimizing the noise to these properties. Furthermore, all of the activities in these areas are scheduled during daytime hours.

In regard to the events scheduled for Saturdays, Sundays, and weekdays after 4:00 p.m., Staff considers these to be the more sensitive times of the week, because these are the times when the surrounding residents are more likely to be at home. Marymount is proposing two Saturday events (the annual Gala and the Graduation Ceremony), which are proposed to end at 10:00 p.m. and 3:00 p.m. respectively. Only one (1) of these Saturday events will run past 4:00 p.m. throughout the course of the school year. This is consistent with conditions of approval for events held in previous years. The Graduation ceremony is scheduled on a Saturday, at the East Parking Lot, which is the same location the event has occurred in the past. Additionally, the Graduation Mass ceremony would occur on the Friday before the Graduation Ceremony, between the hours of 3:00 p.m. and 6:00 p.m., which has also occurred over the last two years without complaints from the public. The speakers are not proposed to be directed toward these properties; therefore, Staff does not believe that significant adverse impacts will occur to these neighboring properties that are located south of the campus.

In 2002, Staff required the applicant to submit a trust deposit to the City in order to pay for a Noise Consultant to monitor noise levels for the events during the more sensitive times of the day and week (i.e. after 4 pm and on weekends) to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. This requirement was initiated in response to concerns expressed by residents at that time about increasing noise levels associated with the special events. The noise monitoring conducted on October 5, 2002, during the Saturday "Family Weekend" event, resulted in a positive feedback report from the noise consultant. Particularly, the consultant indicated to Staff that the amount of outdoor activity was somewhat less than expected and that the maximum decibels emitted at any given time was 54 decibels, which was subsequently below the maximum allowable. As such, given that 1) there are only two events this year during these sensitive times of the day and week; and 2) that, according to project files, we have not received any noise complaints from surrounding property owners within the last three years or during the current Special Use Permit comment period, Staff believes that it is not necessary to require the same study for the upcoming academic year. Nevertheless, if any of the proposed events result in negative responses

from surrounding neighbors due to noise, a condition of approval has been added that may impose future events approved under this permit to include noise monitoring.

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

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

The proposed events are temporary in nature and are consistent with the ongoing operation of Marymount. Conditions of approval are recommended in order to ensure that no significant impacts occur to adjacent properties, traffic, circulation and parking. The conditions address issues such as orientation of speakers to minimize noise impacts, location of the events, and hours of the events. Based on the proposed conditions, which will minimize impacts, Staff believes that the events will not be detrimental to the public health, safety, and welfare.

ADDITIONAL INFORMATION

Public Notice

Staff received three (3) comment letters as a result of the public notice. The comment letters were received from 1) Nick Mosich, property owner at 4516 Palos Verdes Drive East, 2) Diane Smith, property owner at 2704 San Ramon Dr., and 3) Molly Johnson, property owner at 3502 Starline Dr. The comment letters note concerns with increased traffic, compliance with the existing CUP as it relates to enrollment, and potential noise impacts, respectively. Staff's response to each issue is discussed below.

Increased Traffic

The property owner at 4516 Palos Verdes Drive East (Mr. Mosich) is concerned that the proposed special events would create increased traffic impacts beyond what has been reviewed and approved as part of the University's Conditional Use Permit. Staff is of the opinion that the events would not create increased traffic impacts due to the fact that, with the exception of the annual Gala and Graduation Ceremonies, the special events with amplified sound are generally for the enrolled students of the University and would otherwise be permitted as part of the operation of campus if amplified sound was not requested. As such, the proposed events should not generate more traffic beyond what was studied and approved through its Conditional Use Permit. Furthermore, the purpose of the Special Use Permit is to solely allow amplified sound, as opposed to the events themselves. As such, the issues related to the traffic are a result of the general operation of the campus, Staff does not believe that any new traffic impacts would result from the amplified sounds of the typical events approved through the Special Use Permit.

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Compliance with the University's Conditional Use Permit (CUP)

The property owner at 2704 San Ramon (Mrs. Smith) is concerned that the applicant is not in compliance with the enrollment condition of their approved CUP. As such, Ms. Smith wished to make sure that the applicant is not applying for additional approvals if they are not in compliance with their CUP. With specific regard to the University's enrollment requirements, pursuant to Condition Nos. 145 and 146 and Traffic Mitigation Measure No. 4, the University submitted their required enrollment reports in a timely manner to the City and Staff has determined the University to be in compliance with its conditions of approval and mitigation measures, based on the reported information. As of the preparation of this report for the subject Special Use Permit to allow outdoor events with amplified sounds, the City has found that the University is in compliance with its CUP. As such, the City is able to process the University's request for the Special Use Permit.

Potential Noise Impacts

The property owner at 3502 Starline (Ms. Johnson) noted that they are concerned that the University is requesting amplifiers for their outdoor events. As noted throughout the Staff Report, the University has been conducting certain events with amplified sounds for the last twenty years. As described in Finding #3 above, the applicant was required to pay the City to hire a Noise Consultant to monitor noise levels. Due to the fact that the noise analyst noted that sound levels did not exceed 54 decibels at any given time and Staff has not received complaints over subsequent years, Staff is of the opinion that the proposed events will continue to not create noise impacts to the surrounding neighborhood. However, should noise impacts be realized by surrounding neighbors, Staff would recommend that residents notify the City immediately to ensure that the impacts do not continue to disturb residents. Furthermore, if noise impacts complaints are received by the City, a condition of approval allows the City to require a Noise Consultant to study the noise impacts and allow the City to assess any unforeseen noise impacts to the surrounding neighborhood that arise above 65 decibels.

CONCLUSION

Based upon the discussion above, Staff recommends that the Director approve Case No. ZON2014-00312 for a Special Use Permit, subject to the conditions of approval contained in Exhibit "A", thereby allowing Marymount to host twenty (20) special events and two (2) special floating events for the 2014-2015 academic year.

ALTERNATIVES

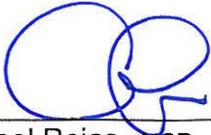
The following alternatives are available for the Director to consider in addition to Staff's recommendation:

- 1) Identify any issues of concern and direct the applicant to address these concerns and resubmit the application; or

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2) Deny Special Use Permit (Case No. ZON2014-00312).

Approved pursuant to Staff's Recommendation:


FOR J.R.

Joel Rojas, AICP
Community Development Director

Date: 9.4.14

Attachments

- Exhibit "A" – Conditions of Approval
- Exhibit "B" – 2014-2015 Schedule of Events
- Comment Letters
- Project Plans

Exhibit "A"
Conditions of Approval
Case No. ZON2014-00312 (Special Use Permit)
Marymount University

General

1. The applicant/property owner shall submit to the City a statement, in writing that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ten (10) days of the effective date of approval shall render this approval null and void.
2. The approval of Special Use Permit (Case No. ZON2014-00312) shall be limited to the dates and times for the special events listed in the attached Exhibit "B". The total number of events for the 2014-2015 academic year shall be limited to twenty-two (22), which includes the twenty (20) scheduled events and two (2) additional floating events to be approved by the Community Development Director. The applicant shall notify the Community Development Director at least thirty (30) days prior to holding the proposed floating events, for review and approval of these events. Any changes to the established schedule of events shall require review and approval by the Community Development Director, provided the change does not conflict with the CUP for the campus.
3. The hours of the proposed events shall be as identified in the attached schedule, unless otherwise noted herein, and the two floating events shall be limited to the hours of 12:00 p.m. to 1:30 .p.m, on a weekday.
4. The two floating events shall be held at Chapel Circle, Cecilia Quad or Poolside only and shall not be held on Saturday's or Sunday's.
5. The Graduation Mass proposed on May 8, 2015 shall be from 3:00 p.m. to 6:00 p.m. only, and the Graduation Ceremony May 9, 2015 shall be from 11:00 a.m. to 3:00 p.m. only.
6. No live music or amplified sound shall be permitted at the East Parking Lot for events other than those associated with the Gala on September 27, 2014 and the Graduation activities on May 8, 2015 and May 9, 2015, as listed on the attached schedule (Exhibit "B").
7. The use of amplified sound shall be limited to the dates and times for events listed on the attached Exhibit "B". Any change to the established schedule shall be subject to the review and approval by the Community Development Director.
8. All sound amplification equipment used at any event shall be oriented away from any adjacent residential areas.

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9. The applicant shall be responsible for the payment of all costs for Sheriff services, if any, associated with complaints of noise or other disturbances to the surrounding development created by or resulting from these events, pursuant to Section 9.24 of the Rancho Palos Verdes Municipal Code.
10. If noise complaints are submitted to City Staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. The applicant shall be responsible for the payment of all costs associated noise consulting services.
11. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
12. The tent proposed for the Graduation ceremonies shall comply with all Fire safety criteria, shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The tent set-up and tear-down activities shall occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent shall only be permitted to be erected no sooner than 5 working days (Monday through Friday only) before the event and shall be removed within 48 hours of the conclusion of the event.
13. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.
14. The City reserves the right to suspend or cancel this permit if activities are conducted contrary to the permit conditions at any time without incurring any liability to the permittee whatsoever. The City will generally provide notification of a violation with direction to the applicant to correct the violation. However, the City shall not be obligated to provide such notification, particularly when imminent health and safety issues involved.
15. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.
16. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
17. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
18. All applicable permits required by the Building and Safety Division for any temporary structures associated with the approved outdoor events shall be obtained by the applicant prior to erecting said temporary structures.

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19. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
20. The subject Special Use Permit for the 2014-2015 (Case No. ZON2014-00312) academic school year shall only be valid if Marymount is in compliance with the conditions of approval memorialized in Conditional Use Permit (CUP) No. 9 – Revision “E”, adopted by the City Council on June 1, 2010, and amended on April 15, 2014, pursuant to Resolution 2014-25, or as required by any subsequent approvals/amendments to the CUP. If Marymount is not in compliance with the aforementioned CUP conditions of approval, the proposed events described herein utilizing amplified sounds shall not be permitted until compliance is demonstrated to the satisfaction of the Community Development Director.

Exhibit "B"

Schedule of Events (2014-2015)

**MARYMOUNT CALIFORNIA UNIVERSITY
2014-15 SPECIAL USE PERMIT**

DATE	EVENT	TIME	PERMIT SOUGHT FOR	LOCATION
Wednesday, September 10	Intramurals Fair	12:00-3:00pm	Live or recorded amplified music Amplified Sound	Cecilia Quad Chapel Circle
Monday, September 15	Hispanic Heritage Festival	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle
Saturday, September 27	MCU Gala	5:00pm-10:00pm	Live or recorded amplified music Amplified sound	SE Parking Lot
Wednesday, October 1	Engagement Programming	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Friday, October 10	National Coming Out Day	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle
Wednesday, October 22	Recovery Fair	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle
Wednesday, October 29	International Fair	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle
Friday, October 31	Dia de los Muertos	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle
Tuesday, November 11	Veterans Day	11:30am-2:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Wednesday, November 19	Thanksgiving Luncheon	12:00pm-4:00pm	Live or recorded amplified music Amplified sound, intermittent	Cecilia Quad Pool
Wednesday, January 14	Student Organization Involvement Fair	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle

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Wednesday, January 21	Engagement Programming	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Wednesday, February 4	Engagement Programming	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Wednesday, February 18	Engagement Programming	12:00pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday, February 19	Lunar New Year	11:30am-2:30pm	Live or recorded amplified music Amplified sound	Cecilia Quad Pool
Wednesday, March 4	Wellness Fair	12:00pm-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle
Thursday, April 9	Spring Fling	11:30am-2:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Pool
Tuesday, April 21	Earth Day Mass	12:30pm-3:30pm	Live or recorded amplified music Amplified sound, intermittent	Chapel Circle
Friday, May 8	Graduation Mass & sound checks	3:00 – 6:30pm	Live or recorded amplified music Amplified sound, intermittent	SE Parking Lot Tent
Saturday, May 9	Graduation & Related Events	11:00am - 3:00pm	Live or recorded amplified music Amplified sound	SE Parking Lot Tent
+2 possible dates to be determined	Picnic, pool party, community meeting, etc.	12:00 – 1:30	Live or recorded music; speaker or P.A. system	Chapel Circle, Cecilia Quad or Pool

Comment Letters

Leza Mikhail

From: Nick Mosich <nmosich@avpre.net>
Sent: Monday, August 18, 2014 4:22 PM
To: Leza Mikhail
Subject: marymount college

Dear Ms. Mikhail ;

I am a long time resident of this community, having actually attended grammar school at Marymount.

I now live on Palos Verdes Drive East in Miraleste, less than one mile from the school. Currently I am severely impacted by the high traffic counts, noise and speeding that occurs on PV Drive East.

As you know, PV Drive East is a two lane road that was never engineered for the high level of traffic that development has brought. In addition, the additional vehicle traffic that the students at Marymount generate only compounds a bad traffic situation. There are many times where I have to wait several minutes to exit my driveway in the mornings and after school due to high levels of traffic. This creates dangerous situations, especially at night when I have to turn into traffic after clearing a blind curve and face speeding students traveling at 40- 50 miles per hour.

The proposal to hold special events will only increase traffic on Palos Verdes East. The attempt to mitigate traffic by using Marymount's shuttle service will not alleviate traffic as most concert goers will drive themselves adding parking demands beyond what can be accommodated on the campus. Furthermore, the shuttles are part of the problem of traffic on PV Drive East and while I support mass transit, I would ask that you require the shuttles to drive out Western Avenue to PV Drive South to then drive up the switch backs. This would reduce traffic on sensitive streets such as First Street and PV Drive E.

Furthermore, there is no suitable outdoor venue at Marymount that can accommodate electronic amplification without impacting the community.

For these reasons, I ask that you deny the request of Marymount College.

Nick Mosich
4516 PV Drive East
RPV, Ca

Leza Mikhail

From: Diane Smith <radlsmith@cox.net>
Sent: Sunday, August 17, 2014 9:22 AM
To: Leza Mikhail
Subject: Marymount Special Use Permit Case No. ZON2014-00312

Dear Leza,

I have received the City's August 14, 2014 Notice of Marymount College's application for Special Use Permit Case No. ZON2014-00312.

I oppose your consideration of Marymount's Special Use Permit application until Marymount is brought into full compliance with our City's Conditional Use Permit – enrollment.

Thank you,

Diane Smith
2704 San Ramon Drive
Rancho Palos Verdes, CA 90275
(310) 547-3856

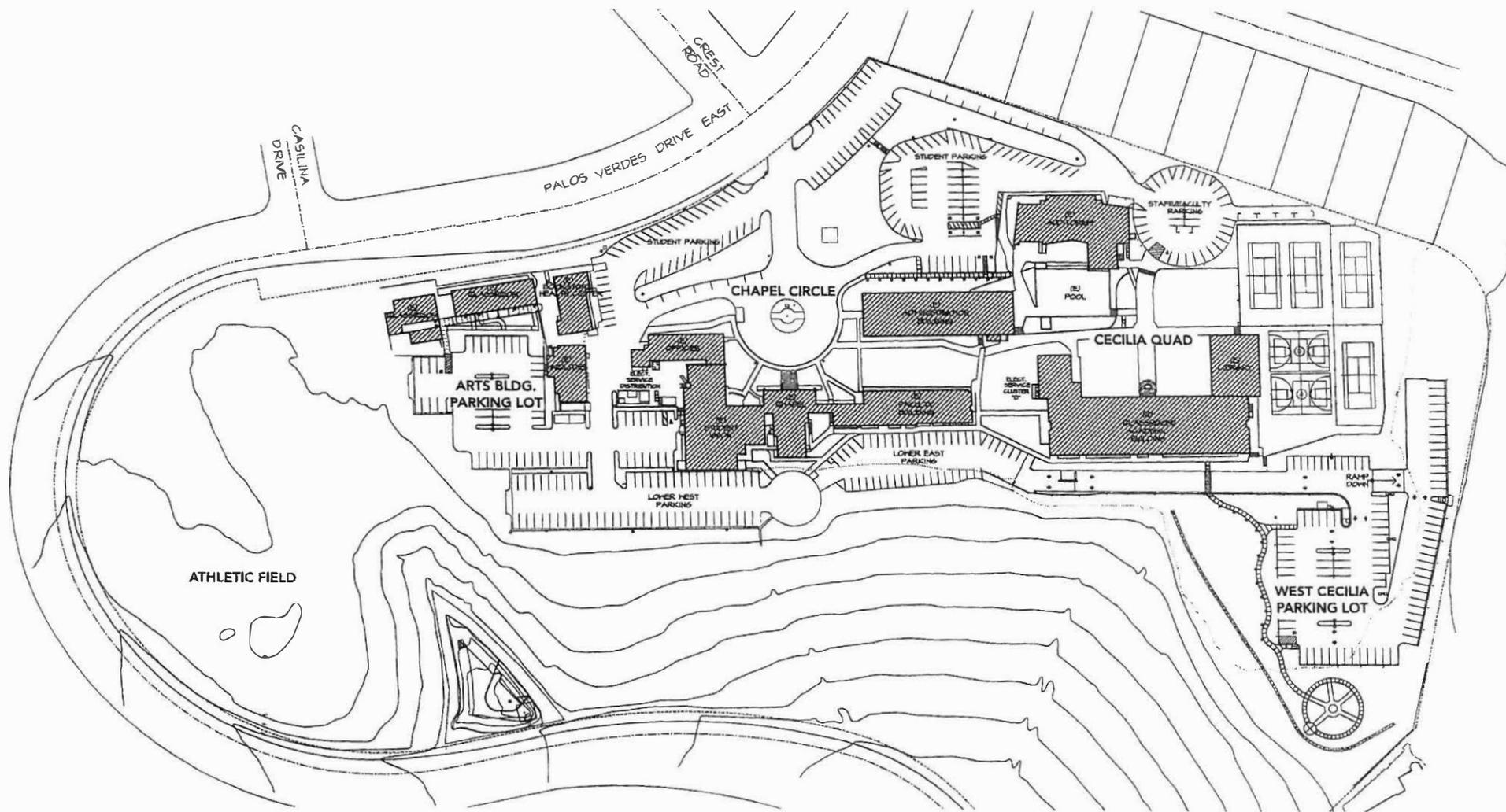
Leza Mikhail

From: starline@aol.com
Sent: Friday, August 15, 2014 6:54 PM
To: Leza Mikhail
Subject: regarding Marymount special request for event

Marymount requesting using amplifiers for their events. This is quiet neighborhood and this would present a nuance to all residence

molly johnson
3502 Starline

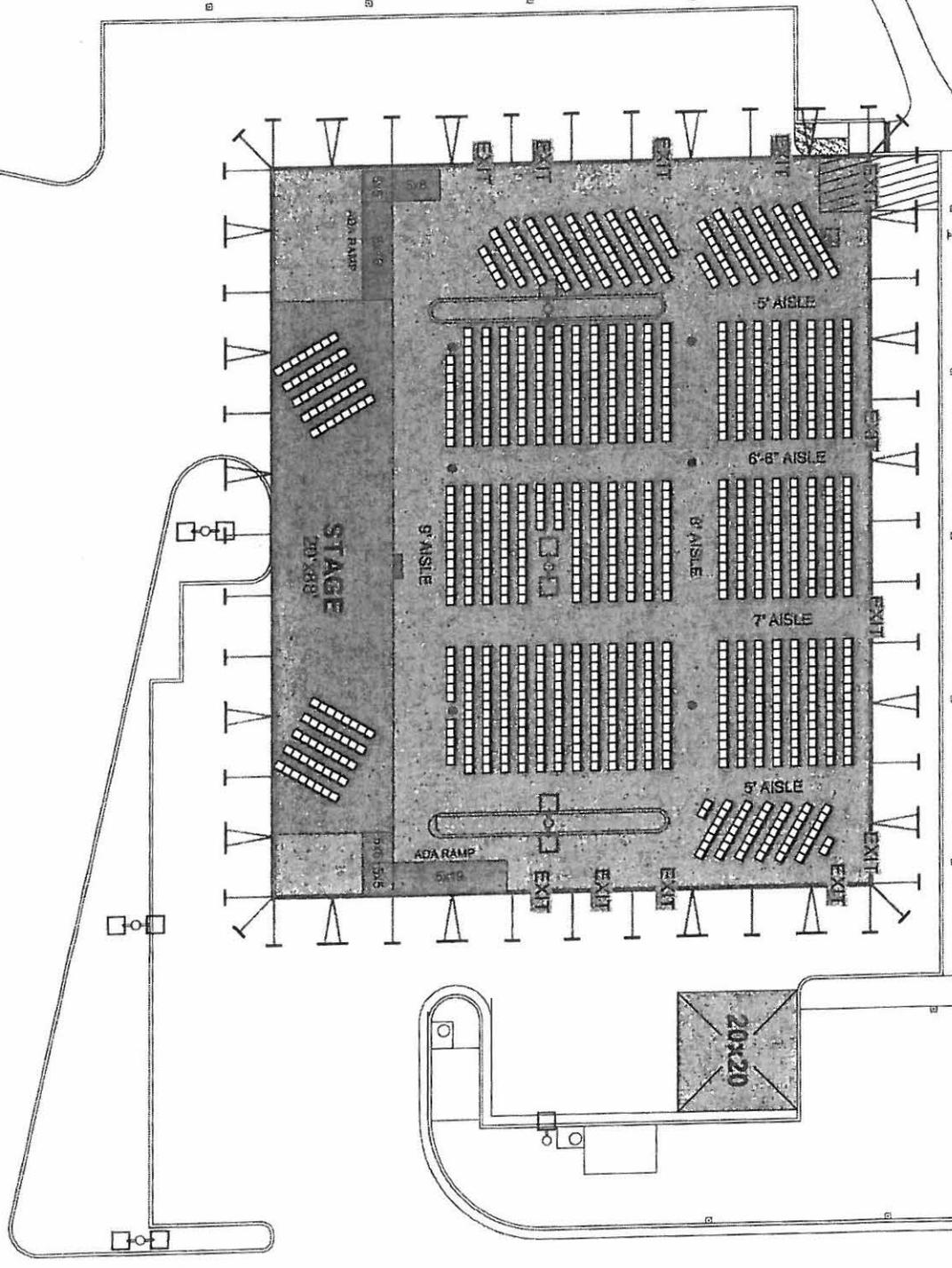
MARYMOUNT CALIFORNIA UNIVERSITY



MARYMOUNT COLLEGE
30800 PV DRIVE EAST RPV

(1) - 100' x 120' LEGEND TENT
 (1) - 20' x 20' LEGEND ENTRY TENT
 (1) - 20' x 88' x 24' STAGE
 (1000) - CHAIRS

— = WINDOW WALL
 — = WHITE WALL
 ● = TENT POLES
 (NOT TO SCALE)



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CLASSIC TENTS
 EVENT SPECIALIST
 648 HAWAII AVE TORRANCE, CA 90503
 TEL. 310 328-8090 FAX. 310 328-8358

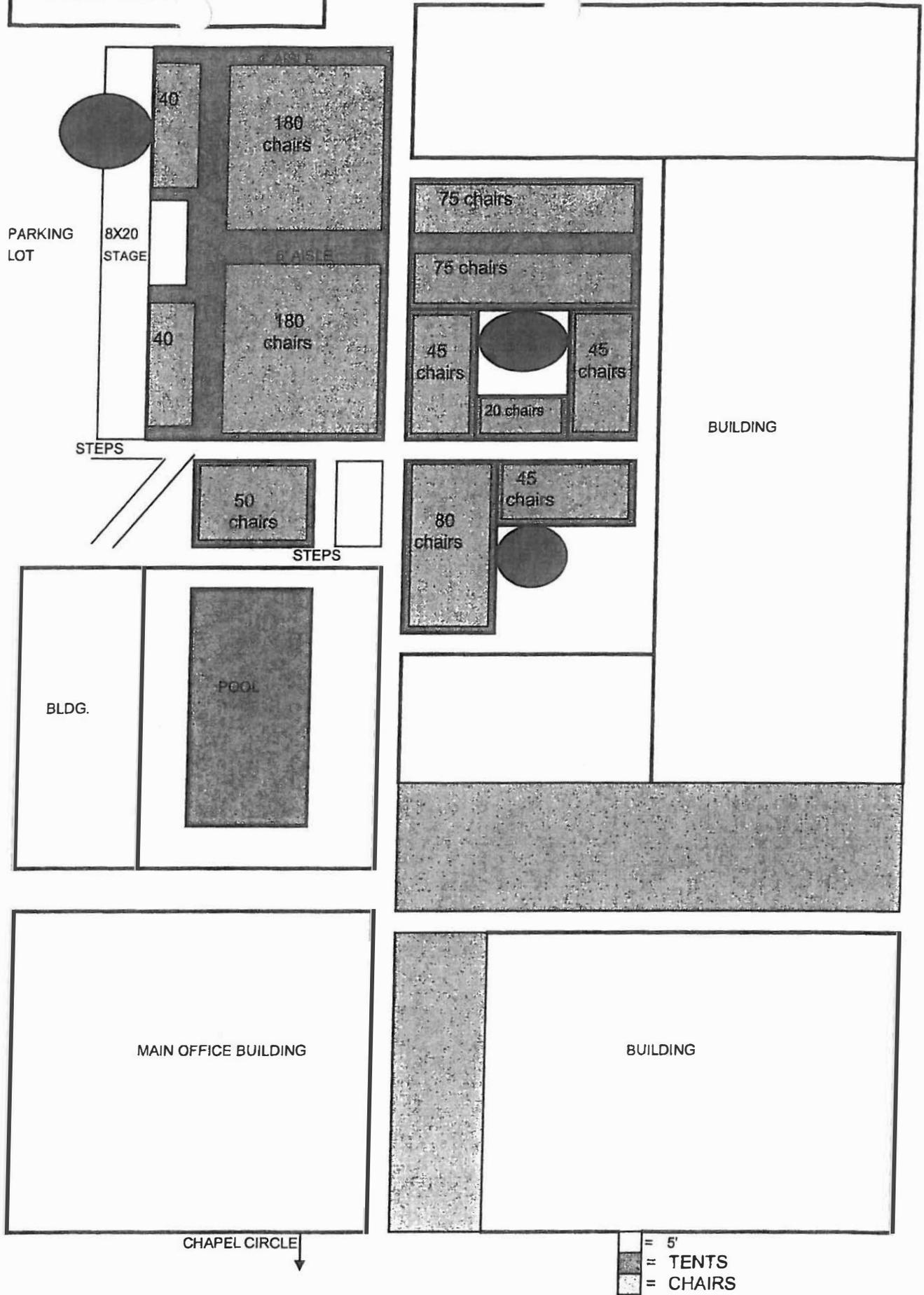
MARYMOUNT COLLEGE

100' x 120' LEGEND POLE TENT

ENGINEER	DRAWN	DRAWING TYPE	CODE	SIZE	TYPE	REV
CHECKED	DATE 04/24/13	SITE PLAN				0

DRAWING LOCATION

MARYMOUNT COLLEGE QUAD

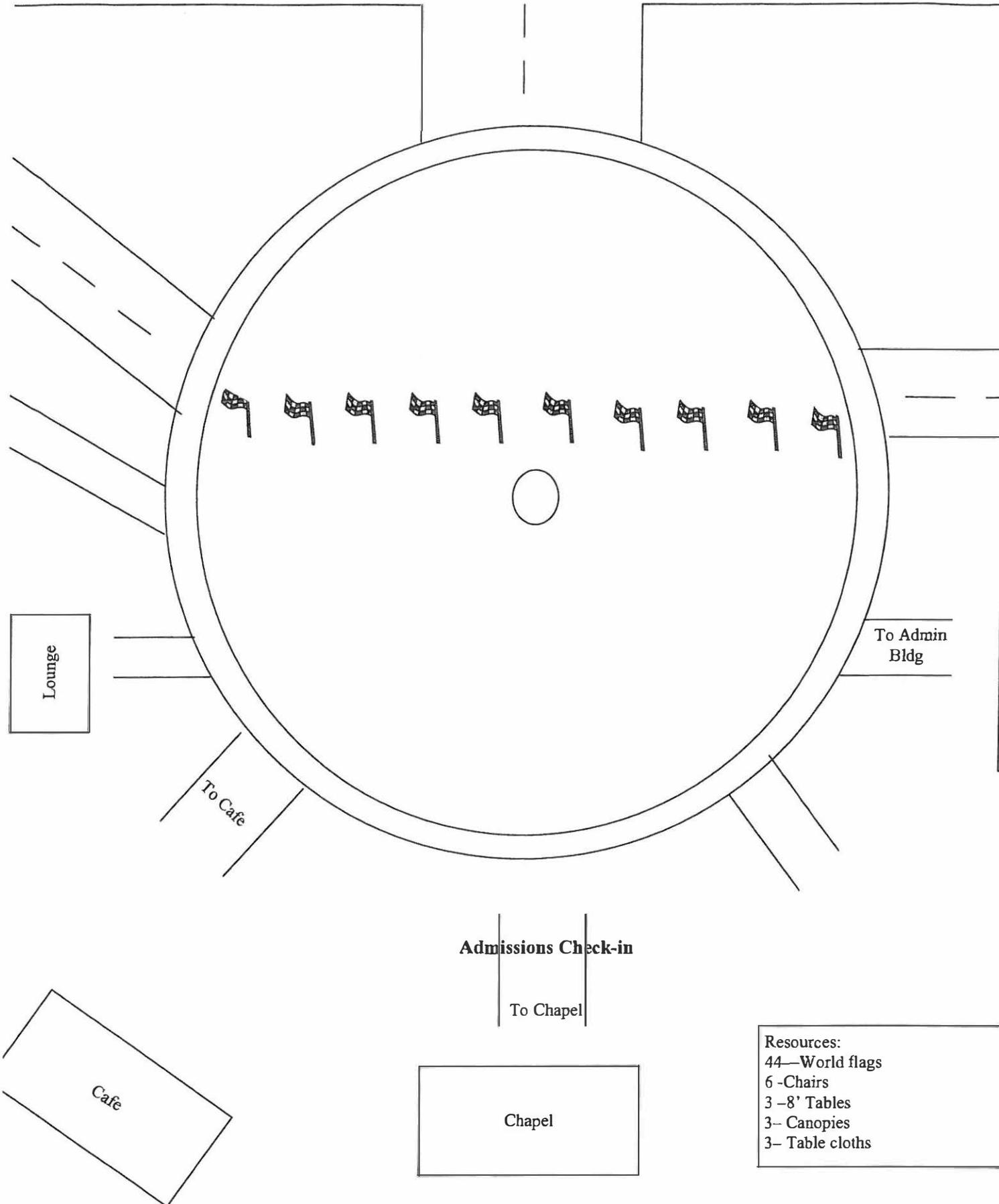


Event Name:

Set-up Time:

Date:

Time:



Lounge

To Admin Bldg

To Cafe

Admissions Check-in

To Chapel

Cafe

Chapel

- Resources:
- 44—World flags
 - 6 -Chairs
 - 3 -8' Tables
 - 3- Canopies
 - 3- Table cloths