



MEMORANDUM

TO: JOEL ROJAS, AICP - COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEZA MIKHAIL, SENIOR PLANNER

DATE: AUGUST 17, 2015

SUBJECT: SPECIAL USE PERMIT (CASE NO. ZON2015-00333)
Land Owner: Marymount California University;
Address: 30800 Palos Verdes Drive East)

RECOMMENDATION

Approve Special Use Permit (Case No. ZON2015-00333), subject to the conditions contained in the attached Exhibit "A", to allow twenty-four (24) outdoor events with amplified sound during the 2015-2016 academic year.

BACKGROUND

On June 1, 2010, Marymount California University received City Council approval for Conditional Use Permit (CUP) No. 9 – Revision "E" to permit certain physical and operational improvements to the campus. As a condition of CUP No. 9 – Revision "E", Marymount 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 status of the construction of the Athletic Field was unknown, 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 an Athletic Field is completed.

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

On July 7, 2015, an application for a Special Use Permit (Case No. ZON2015-00333) was submitted to the Community Development Department to allow outdoor events with amplified sound for the 2015-2016 academic year. The application was deemed incomplete for processing on July 15, 2015 due to the need revise the proposed schedule to be in compliance with the University's CUP. After submitting a revised schedule of events on July 17, 2015, Staff deemed the application complete for processing on July 20, 2015.

On July 20, 2015, Staff mailed public notices to the 162 property owners within a 500-foot radius of the University, informing them of the proposed 2015-2016 Special Use Permit. Staff received a number of emails from three (3) concerned residents (see attached) as a result of the Public Notice.

SITE DESCRIPTION

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

PROJECT DESCRIPTION

The applicant's proposal is to conduct twenty-four (24) outdoor events with amplified sound at the Marymount campus during the 2015-2016 academic year. These events are outlined in the schedule attached as Exhibit "B", and include a total of twenty-two (22) 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 2015-2016 outdoor amplified events are generally similar to those that were approved and held last year during the 2014-2015 academic year. However, it is important to note that Staff did receive complaints from neighbors during the 2014-2015 academic year regarding the noise impacts incurred by the residents as a result of use of pneumatic machines used for the construction of the gala tent. In response to this concern, Staff reopened the 2014-2015 SUP to modify the conditions of approval by limiting the use of air hammers/jackhammers and requiring the applicant to cap the holes created in the parking

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

lot asphalt in order to eliminate the future use of air hammers/jackhammers for the graduation tent construction. Staff inspected the East Parking Lot, confirming that the applicant installed white caps to demarcate the location of the holes. In addition, the capped holes were filled with loose asphalt and sand to reduce the intrusion of water beneath the paved surface. The University has noted that their current proposal is to manually dig out the loose asphalt and drill stakes into the ground, as opposed to using pneumatic machines for the construction of the graduation tent (a Gala is not proposed for the 2015-2016 academic year).

In past years, the maximum number of 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

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

Special Use Permit No.	Academic Year	# of Events Requested	# of Events Approved	# of Events Conducted
ZON2011-00165***	2011-2012	17	17	17
ZON2012-00179***	2012-2013	22	22	22
ZON2013-00204***	2013-2014	23	23	23
ZON2014-00312****	2014-2015	22	22	20

* 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.

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

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 2015-2016 academic year include twenty (20) events scheduled during the afternoon hours (before 4pm), two (2) events scheduled into the evening hours (before 7pm), and two (2) floating events scheduled during the afternoon hours (a total of 24 events). Last year's schedule consisted of eighteen (18) afternoon events, one (1) evening event (before 7pm), one (1) nighttime event (before 10pm), and two (2) floating events scheduled during the afternoon hours (total of 22 events). Events scheduled during the afternoon hours are considered to be less sensitive times of the day, with regard to potential noise impacts, as compared to evening hours.

Two (2) of the proposed events are scheduled to occur on a 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 Orientation activities and Convocation Ceremony to be held on Saturday, August 22, 2015, which will begin at 10:00 am and conclude at 5:30 pm, and the "Graduation and Related Events" to be held on Saturday, May 7, 2016, which will begin at 11:00 am and conclude at 3:00 pm. Pursuant to a standard Condition of Approval (Condition #21) that has been imposed on the Applicant's annual SUP application since the 2001-2002 academic year (SUP #188), no live music or amplified sound will be permitted on Sundays.

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

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 approved locations where the proposed outdoor events with amplified sound may be held. However, at this time, the existing East Parking Lot is the only locations large enough in area to accommodate a tent for the Graduation ceremonies. The Graduation activities will occur on Friday, May 6, 2016 from 3:00 pm to 6:30 pm (Graduation Mass & sound checks), and on Saturday, May 7, 2016 from 11:00 am to 3:00 pm (Graduation Ceremony & related ceremony events). The Graduation tent set-up and tear-down activities are only permitted to occur between the hours of 8:00 am and 5:00 pm, and the tent is only permitted to be erected no sooner than 3 working days (Monday through Friday) before the graduation event and shall be removed within 48 hours of the conclusion of each event. Given that the University does not have an Athletic Field, the graduation events will occur in the East Parking Lot. The other twenty (20) scheduled events and two (2) floating events will occur on portions of the project site that have been developed with campus facilities. These outdoor locations include Chapel Circle, Cecilia Quad, the auditorium area, and poolside area. These remaining events will occur within the developed environment of the campus and the undeveloped portions of the campus will serve as a buffer between the location of the events and the neighboring properties to the west and along San Ramon. In addition, the distance between these properties and the events, 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 and generators, so as to minimize proliferation of noise in the direction of the closest residences (particularly along San Ramon Dr.) and to limit the maximum allowable decibels for the amplified sound events held on Saturdays and during more sensitive times of the day. Additionally, Staff is conditioning the Special Use Permit to prohibit the use of pneumatic machinery (i.e. air hammers/jackhammers) for the construction of the proposed graduation tent. Should the applicant's engineer develop a permanent solution for the tent tie-downs, the University will be required to submit such a request to the City for consideration in advance of its installation in the future. 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 Graduation ceremonies in the East Parking Lot

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

location to be erected no earlier than 3 work days (Tuesday through Thursday) 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 implementation of appropriate conditions, except with the graduation ceremonies, which will be located at the East Parking Lot that is in close proximity to homes on San Ramon and Vista del Mar. Although the graduation ceremonies may create some noise impacts to property owners along San Ramon and Vista del Mar, these events are typical of a campus and are only proposed to occur at one time period (May) in this specific location and is conditioned to minimize operational impacts such as noise and hours. Furthermore, as noted earlier, Staff has conditioned the SUP prohibiting the use of pneumatic machinery (air hammers/jackhammers) for the construction of the graduation tent(s).

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 pm, Staff considers these to be the more sensitive times of the week, because these are the times when the surrounding residents are more likely to be at home. Marymount is

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

proposing two Saturday events (the orientation and the Graduation Ceremony), which are proposed to end at 5:30 pm and 3:00 pm respectively. Only one (1) of these Saturday events will run past 4:00 p.m. (Graduation) 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 pm and 6:30 pm, which has also occurred over the last two years without complaints from the public. The speakers are not proposed to be directed toward the residences; 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 outdoor events during the more sensitive times of the day and week (i.e. after 4 pm and on weekends) to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. 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 regarding the noise impacts from the actual events. Thus, Staff believes that it is not necessary to require a similar 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 the University. 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. Furthermore, as a result of a City-initiated revision to the University's 2014-2015 SUP that resulted from complaints

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

received from the public regarding construction activity noise, Staff has added a condition of approval that prohibits the use of pneumatic machinery (air hammers/jackhammers) for the construction of the Graduation tent(s). Should the applicant design and engineer a solution to accommodate permanent tie-downs for the graduation tent, they will be required to submit said request to the City for consideration at a future date. Based on the proposed conditions, which will minimize impacts to neighboring properties, Staff believes that the events will not be detrimental to the public health, safety, and welfare.

ADDITIONAL INFORMATION

Public Notice

Staff received comment letters from three (3) concerned residents as a result of the public notice. The comment letters were received from 1) Lois Karp, property owner at 31115 Ganado, 2) Jim Gordon, property owner at 3538 Bendigo, and 3) Stephen Katz, property owner at 3553 Seaglen Dr. The comment letters note concerns with compliance with the 2014-2015 SUP Conditions of Approval, opinions that University failed to install permanent tie-downs, and concern for potential noise impacts from the actual events for residents who live nearby. Staff's response to each issue is discussed below.

Compliance with the 2014-2015 SUP Conditions of Approval and lack of Permanent Tie-Downs

Two residents opined that University was not in compliance with Condition No. 12b of the 2014-2015 SUP, which was revised on April 28, 2015 due to complaints received regarding construction noise associated with the Gala tent. More specifically, the two residents noted that the University is not in compliance with their 2014-2015 SUP because the University did not provide permanent tie-downs for the graduation tent. Condition No. 12b stated:

The University shall be permitted to use air hammers for the installation of the temporary tent between May 5, 2015 and May 7, 2015, provided the use of said air hammers does not occur before 10:00 AM or after 5:00 PM each construction day. The property owner shall cap and maintain the holes created for the installation of the graduation tent, and for the future use of the temporary graduation tent, to avoid the need to use air hammers/jackhammers in the future.

As noted in Condition No. 12b, the City required that the University cap and maintain the drilled holes in May 2015, not provide permanent tie-downs. This is because the University did not have any engineered plans for permanent tie-downs at the time of the City-initiated SUP revision. Given that the concern was with the use of pneumatic machines that created unwanted construction noise, the Condition was crafted so that the University would maintain the holes drilled in May 2015 to eliminate future use of air hammers/jackhammers the following year when installing the graduation tent.

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

Based on the complaints received by the two residents who alleged that Marymount was not in compliance 2014-2015 SUP conditions that were revised by the City in April 2015, Staff visited the property to inspect the graduation tent holes. Upon the initial inspection, Staff observed that the University had filled each hole with loose asphalt and sand in order to reduce water infiltration, which could compromise the existing asphalt of the parking lot. The University also installed the required caps to demarcate the location of each hole (photographs attached). Additionally, the University confirmed that they would not be using air hammers/jackhammers to install the 2016 graduation tent, as they will be able to manually dig and use the existing holes that were capped. As such, Staff finds that the University was in compliance with their conditions from the 2014-2015 revised SUP. Nonetheless, as noted in the body of the report, Staff is adding a Condition of Approval that prohibits the use of pneumatic devices/machinery for the installation of the graduation tent in May 2016.

Potential Noise Impacts

The property owner at 3553 Seaglen Dr. (Mr. Katz) noted that he is concerned that the University is requesting events with amplified sounds and should not be permitted to request said events since they don't comply with City conditions. As noted throughout the Staff Report, the University has been conducting certain outdoor 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 as a result of the events, Staff recommends that residents notify the City immediately to ensure that the impacts do not continue to disturb residents. Furthermore, if noise impact 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. ZON2015-00333 for a Special Use Permit, subject to the conditions of approval contained in Exhibit "A", thereby allowing Marymount to host twenty-two (22) special events and two (2) special floating events for the 2015-2016 academic year.

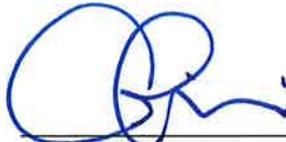
ALTERNATIVES

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

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
- 2) Deny Special Use Permit (Case No. ZON2015-00333).

Approved pursuant to Staff's Recommendation:

 Joel Rojas

Joel Rojas, AICP
Community Development Director

Date: 8.18.15

Attachments

- Exhibit "A" – Conditions of Approval
- Exhibit "B" – 2015-2016 Schedule of Events
- Comment Letters
- Staff Photographs of Capped Holes
- Project Plans

Exhibit "A"
Conditions of Approval

Exhibit "A"
Conditions of Approval
Case No. ZON2015-00333(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. ZON2015-00333) 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 2015-2016 academic year shall be limited to twenty-four (24), which includes the twenty-two (22) 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 (Exhibit "B"), 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 Friday, May 6, 2016 shall be from 3:00 p.m. to 6:30 p.m. only, and the Graduation Ceremony on Saturday, May 7, 2016 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 Graduation activities on May 6, 2016 and May 7, 2016, 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.

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

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 installation shall be limited to the days between May 3, 2016 and May 5, 2016, and shall be removed within 48 hours of the conclusion of the event. All grounds shall be kept clear of trash and debris, and adequate trash receptacles shall be put in place to ensure that that trash and debris generated from the construction and operation of the graduation ceremony does not end up on neighboring properties.
13. The temporary tent constructed for the Graduation Ceremonies that will occur on May 6, 2016 and May 7, 2015 shall be limited to 1,200 square feet in area and 35 feet in height, as measured from the lowest adjacent grade to the highest point of the tent. The tent shall substantially comply with the plan submitted to the City on April 26, 2015, and as outlined in the conditions of approval.
14. The University is prohibited from the use of pneumatic device or machinery (i.e. air hammers/jackhammers) for the installation and/or securing of the Graduation tent. The property owner shall maintain the capped holes created for the installation of the graduation tent in May 2015 for the future use of the temporary graduation tent to avoid the need to use air hammers/jackhammers in the future.
15. The University shall be permitted to use a generator for light and sound associated with the Graduation event, which shall be placed in the parking area near the existing classroom building, and shall be operated for light testing on Thursday, May 5, 2016, for rehearsals and Mass on Friday, May 6, 2016, and for graduation on Saturday, May 7, 2016. A temporary screen shall be installed around the generator to buffer the visibility of the generator from residences along San Ramon Dr., and to reduce the sound levels of the generator to no more than 65 dBA, as measured from the property lines.

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

16. Prior to installation, the Community Development Director shall approve the location of all temporary restroom facilities, including but not limited to porta potties and portable sinks, which shall be generally located along the northwest side of the graduation tent and shall not be visible from the residential properties along San Ramon Dr.
17. The University shall provide to the City Manager and/or Deputy City Manager the direct contact information to the Vice President of the University, should the City receive complaints related to the graduation tent construction or operational activity of the Graduation ceremonies.
18. No temporary exterior lights are permitted for the construction, tear-down or operation of the graduation ceremonies. All activities shall occur within the permitted time frames outlined in the Special Use Permit conditions stated herein.
19. 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.
20. 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.
21. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.
22. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
23. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
24. 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.
25. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
26. The subject Special Use Permit for the 2015-2016 (Case No. ZON2015-00333)

MEMORANDUM: Case No. ZON2015-00333 (SUP)
August 17, 2015

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.

27. Upon receiving and confirming a formal complaint of non-compliance with the Conditions of Approval of the 2015-2016 Special Use Permit, pursuant to Ordinance No. 473, an administrative citation shall be issued by the City to the property owner noting infraction of the non-compliance. The fee for said citation shall be based on Resolution No. 2008-44. Additionally, failure to comply with all conditions of approval set forth in this approval shall be cause for the City to deny future annual Special Use Permits for amplified sounds.

Exhibit “B”

2015-2016 Schedule of Events

**MARYMOUNT CALIFORNIA UNIVERSITY
2015-16 SPECIAL USE PERMIT**

<u>DATE</u>	<u>EVENT</u>	<u>TIME</u>	<u>PERMIT SOUGHT FOR</u>	<u>LOCATION</u>
Saturday, August 22	Orientation activities & Convocation Ceremony	10am-5:30pm	Live or recorded amplified music Amplified sound, intermittent	Chapel Circle Cecilia Quad
Thursday, August 27	Traditions Week	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Tuesday, September 1	Mass of the Holy Spirit	12:30pm-3:30pm	Live or recorded amplified music Amplified sound, intermittent	Cecilia Quad
Wednesday, September 2	Student Organization Involvement Fair	11:30am-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday, September 17	Hispanic Heritage Celebration	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Thursday, September 24	Mid-Autumn Moon Festival	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, October 8	Election Series	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Friday, October 9	National Coming Out Day	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Friday, October 16	Food Drive Kick Off	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, October 22	Election Series	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Friday, October 30	Dia de los Muertos	11:00am-2:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Wednesday, November 11	Veterans Day	11:30am-2:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad

Page 2: Marymount California University - Special Use Permit – 2015-2016

Thursday, January 14	Week of Welcome	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Wednesday, January 20	Student Organization Involvement Fair	11:30am-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle
Thursday, February 4	Family Weekend	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, February 11	Valentine's Day	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Thursday, March 10	Wellness Fair	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Monday, March 14	Spring Fling	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Monday April 11	Spring Fling	11:00am-3:00pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad/Pool
Tuesday, April 19	Earth Day Mass	12:30pm-3:30pm	Live or recorded amplified music Amplified sound	Chapel Circle Cecilia Quad
Friday, May 6	Graduation Mass & sound checks	3:00pm-6:30pm	Live or recorded amplified music Amplified sound	SE Parking Lot Tent
Saturday, May 7	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

Comment Letters

Leza Mikhail

From: Leza Mikhail
Sent: Monday, August 03, 2015 1:14 PM
To: 'jlkarp'
Subject: RE: Marymount - Special Use Permit for 2015/2016 Academic Year

Hello Lois,

Staff is looking into the issues that you raise and will address these issues as part of the application.

Thank you,

Leza Mikhail
Senior Planner



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lezam@rpvca.gov

*Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov as my new email.

From: jlkarp [mailto:jlkarp@cox.net]
Sent: Monday, August 03, 2015 11:10 AM
To: Leza Mikhail
Subject: Fw: Marymount - Special Use Permit for 2015/2016 Academic Year

Leza
I have not heard back from you regarding the status of the MCU SUP request. Update please.

Lois Karp
----- Original Message -----
From: jlkarp
To: Leza Mikhail
Sent: Wednesday, July 22, 2015 11:24 AM
Subject: Re: Marymount - Special Use Permit for 2015/2016 Academic Year

Leza

I was referring to condition 12b in the April 29, 2015 Notice of Decision. Mr. Reeves told the members of the Marymount Neighborhood Advisory Committee at the spring meeting that Marymount did not install and

maintain the holes for installation of the graduation tent on the east parking lot, which were mandated in the Notice. Therefore they are not in compliance with the previous SUP.

Placing conditions in a the SUP is not enough. You must verify that they have been completed and installed as per the SUP, which they were not. It is the City's duty to follow through. Just placing conditions on paper with no verification is useless. MCU is not eligible for a new SUP Permit until they are in compliance with the previous one.

Lois Karp

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

From: Leza Mikhail

To: jlkarp ; Ara Mihranian ; Joel Rojas

Sent: Tuesday, July 21, 2015 4:43 PM

Subject: RE: Marymount - Special Use Permit for 2015/2016 Academic Year

Lois,

My apology...for some reason I thought I was responding to Jim Gordon again, as he questioned the same compliance issue. If you feel that they are not in compliance with one of the CUP conditions or a Municipal Code Section, please let me know. I've attached the current public notice with a list of events for the 2015-2016 academic year...as well as the now-expired SUP conditions from the City-initiated SUP Revision last April.

I'm happy to gain your input.

Leza Mikhail
Senior Planner



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From: Leza Mikhail

Sent: Tuesday, July 21, 2015 4:35 PM

To: 'jlkarp'; Ara Mihranian; Joel Rojas

Subject: RE: Marymount - Special Use Permit for 2015/2016 Academic Year

Hello Jim,

I'm afraid that we are not on the same page. It is the City's position that the University is in compliance with their Conditions of Approval of their Conditional Use Permit (CUP). Last academic year, MCU obtained approval of their SUP for 2014-2015. During that time, while events were occurring (namely the Gala), a number of impacts observed by residents were relayed to City Staff, the Acting City Manager and City Council. In response to those concerns, the City

chose to reopen the University's SUP and required additional conditions of approval. The University agreed to those conditions and complied with those conditions before their SUP expired at the end of the 2015 Graduation event. Furthermore, the 2014-2015 SUP is no longer active as all of the events are concluded. The current application is for the next academic year. Technically speaking, there is no SUP right now. They are applying for one.

I still do not see how the University is not in compliance with the CUP or other Municipal Codes. If I am incorrect, and you see something else that I am missing, I would be happy to consider your formal complaint.

Thank you,

Leza Mikhail
Senior Planner



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From: jlkarp [<mailto:jlkar@cox.net>]
Sent: Tuesday, July 21, 2015 3:43 PM
To: Leza Mikhail; Ara Mihranian; Joel Rojas
Subject: Re: Marymount - Special Use Permit for 2015/2016 Academic Year

MCU did not fulfill the conditions of the previous Special SUP. Therefore they are not in compliance and are not eligible to apply for another SUP until all previous conditions are met and completed.

Please advise me if my assumptions are not correct.

Lois Karp

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

From: City of Rancho Palos Verdes

To: jlkar@cox.net

Sent: Tuesday, July 21, 2015 9:38 AM

Subject: Marymount - Special Use Permit for 2015/2016 Academic Year

[View this in your browser](#)

Outdoor Special Events - 2015/2016 Academic Year

Marymount California University requests a Special Use Permit to allow a series of outdoor special events with amplified sound, held during the 2015-2016 academic year. A total of 22 specific dates and times are proposed, as well as 2 additional dates that will be determined at a later date.

- [Click here](#) to view the Special Use Permit Public Notice including the Requested Events Table

Inquiries should be directed to Leza Mikhail, Senior Planner, at Lezam@rpvca.gov or 310-544-5228,

This message is been sent by the [City of Rancho Palos Verdes](#) as part of a "Notify Me" Listserv category you are signed up for. Please do not press "reply" when responding to this message, it is an unmonitored email address. You can make changes to your subscription by visiting <http://www.rpvca.gov/list.aspx>.

You are receiving this message because you are subscribed to Marymount College Expansion Project on www.rpvca.gov. To unsubscribe, click the following link:

<http://www.rpvca.gov/list.aspx?mode=manage&Email=jlkarp@cox.net>

If clicking the link doesn't work, please copy and paste the link into your browser.

Leza Mikhail

From: Steve Katz <stevekatz74@yahoo.com>
Sent: Wednesday, July 22, 2015 4:45 PM
To: Leza Mikhail
Subject: Marymount

More than a couple of hours of loud music, blasted through a PA system in a quiet neighborhood is beyond the pale. To do so more than 20 times is much too intrusive.

Truth be told, my house is far enough away that I probably won't be adversely affected. I am supporting those living adjacent to the campus.

Marymount has not been a good neighbor. They have broken many of the commitments they have made in the past, concerning parking, students smoking cigarettes so close to homes that it affects neighbors, & headlights shining into homes at night.

Past history of broken & fudged commitments show a pattern of intrusiveness upon neighbors, who really have no recourse.

I recommend that the Council mandate reconsideration of the application to require fewer events & shorter hours. Furthermore, the music should be modulated in volume so that neighbors are not annoyed excessively. The present plan is inconsiderate and extremely intrusive upon those who cherish their peace and quiet.

Col. Stephen E. Katz
Col., USAF ret.
3553 Seaglen Drive
since 1972

Leza Mikhail

From: Leza Mikhail
Sent: Tuesday, July 21, 2015 2:08 PM
To: 'Steve Katz'
Subject: RE: Marymount Events

Hello Mr. Katz,

Thank you for your comments. Staff will be sure to include them in the Staff Report. To hit on a few of your questions below, the notice that went out in the mail and was posted as part of the listserve had a list of the name/nature of each event, dates and times of each proposed event. These events are permitted through the University's Conditional Use Permit, for a maximum of twenty-four (24) events, provided the University applies for an annual Special Use Permit. As part of the Special Use Permit each year, City Staff evaluates the proposed events and recommends conditions of approval to eliminate or reduce impacts to a less than significant impact.

These events are similar to the typical school-related events that the University has each year. Last year, the City received some complaints regarding jackhammering. In response to the complaints, the City reopened the University's SUP and required other measures be taken to avoid impacts to surrounding neighbors. I believe that City Staff, through imposed conditions, alleviated the neighbors' concerns.

Please take a look at the entire public notice (attached). If you scroll down in the notice, you will see the list of events, times, dates and locations. Should you still have concerns after reviewing the list, please let me know and I will see what I can do to address your concerns. Nonetheless, your comments below will still be included in the record.

Thank you,

Leza Mikhail
Senior Planner



City of Rancho Palos Verdes

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From: Steve Katz [mailto:stevekatz74@yahoo.com]

Sent: Tuesday, July 21, 2015 1:00 PM

To: Leza Mikhail

Subject: Marymount Events

I am firmly opposed to the 20+ events with "amplified sound" that the University proposes to inflict on our neighborhood. Certainly, there is not enough information given. Are these to be all-day events? What is the nature of the sound - loud music, speeches? Sporting events? The proposal is much too vague. When will these take place: daytime? nighttime? weekends? How many people will attend? Where will they park? Will there be alcohol? Will there be smoking - definitely a fire hazard in these times of severe drought? Why 21 or 23 events? Are they all similar? That seems excessive!

Marymount has proven over the years that they are not a good neighbor. It is essential that RPV ascertain exactly what their plans are before residents can make an informed decision. Will there be sufficient supervision to respond to bad behavior by attendees? If things get out of hand & residents are unduly disturbed, can the city unilaterally call a halt to these events? There needs to be an escape clause, and need to know how to invoke it!

I think a lot more information is needed before residents and the City Council make a decision.

Colonel Stephen E. Katz
USAF - retired
3553 Seaglen Drive
RPV resident since 1972

Leza Mikhail

From: Leza Mikhail
Sent: Friday, August 07, 2015 7:57 AM
To: 'James'
Cc: CityManager; JoelR@rpvca.go; CC; Carol Lynch <clynch@rwglaw.com>; Ara Mihranian
Subject: RE: Marymount - Notice of Decision for City-Initiated 2014-2015 SUP Response to submitted concerns

Hello Jim,

Your questions and comments are definitely part of the public record and we will include responses as part of the Staff Report. Thank you for your patience in allowing Staff to continue to look into this matter.

Thank you,

Leza Mikhail
Senior Planner

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

From: James [mailto:bubba32@cox.net]
Sent: Tuesday, August 04, 2015 6:01 PM
To: Leza Mikhail
Cc: CityManager; JoelR@rpvca.go; CC; Carol Lynch <clynch@rwglaw.com>; Ara Mihranian
Subject: Re: Marymount - Notice of Decision for City-Initiated 2014-2015 SUP Response to submitted concerns

Leza

While I appreciate an answer, I am troubled by the fact that you have not provided any clarity into the questions that were asked. Do you have a problem with responding with answers to the following previously asked, but not answered questions?

1.) What is the compliance status of the City-modified MCU 2014-2015 SUP? Example, "fully in compliance", partly non compliant (please specify), or "non-compliant"?

2.) what is the status of processing a new MCU 2015-2016 SUP? Example: re-started (date), "ongoing", "stopped pending investigation of 2014-2015 SUP - awaiting decision"

3.) Was Staff aware that MCU did not populate the tie-down holes created for the 2015 Graduation tent? When did Staff learn about the actual (empty/capped) tent tie-down holes? How many such holes are there in total? 50 - 60? Etc.

4.) Did Staff require or otherwise specify the design of permanent tie downs?

5.) If no permanent tie-downs were installed as a result of the City-modified SUP, and the stated intent of such permanent tie-downs was to preclude any future utilization of new tent tie-downs to protect the neighbors from future excessive noise caused. By their installation, what is Staff's proposed plan to accomplish that objective without permanent tie-downs?

6.) What was the real purpose of Staff's Condition 12b? To leave capped empty tie-down holes for future use and thereafter not allow use of noisy air hammers? To allow staff to approve compliance with Condition 12b even if no permanent tent tie-downs were emplacement and thereby allow creation of another SUP for 2015-2016 regardless of actually installing any permanent tie-downs?

7.) What new conditions are being planned for any future SUP that guarantee fulfillment of Staff's stated intent to avoid future excessive noise caused by tent construction?

Please provide specific answers rather than generalized assurances but no specifics.

Jim

Sent from my iPad

> On Aug 4, 2015, at 10:51 AM, Leza Mikhail <LezaM@rpvca.gov> wrote:

>

> Hello Jim,

>

> Thank you again for your comments. Staff is reviewing and considering the issues you raise and will be addressing them as part of the application.

>

> Thank you,

>

> Leza Mikhail

>

> Sent using OWA for iPhone

>

> From: bubba32@cox.net <bubba32@cox.net>

> Sent: Monday, August 3, 2015 9:20:08 AM

> To: Leza Mikhail

> Cc: CityManager; JoelR@rpvca.go; CC; Carol Lynch <clynch@rwglaw.com>; Ara Mihranian

> Subject: Fwd: RE: Marymount - Notice of Decision for City-Initiated 2014-2015 SUP Response to submitted concerns

>

> Leza

>

> As a follow-up to our correspondence this date, what is the current status and outcome of your referenced review of compliance with the City-Modified 2014-2015 SUP?

>

> What is the current status of any proposed processing of a 2015-2016 SUP?

>

> As a clarification from your correspondence of July 23, 2015, am I correct in understanding that Staff was unaware that permanent tent-downs were not installed? I believe that I had noted in my prior correspondence that Deputy Director Mihranian was well aware that no such permanent tie-downs were installed in those "capped holes" because he was in attendance at the Spring 2015 NAC meeting where VP Reeves was asked about that and acknowledged that there were no tent tie-downs installed.

>

> Am I also correct to understanding that it was Staff's purpose and intent (Condition 12b) to require only the capping of those tent tie-down holes (empty) and that simply filling those in after removing the tent tie-downs used for the 2015 Graduation tent was in fact the real purpose of Condition 12b? That these capped and filled holes would otherwise contain nothing other

* cut off in original email

Leza Mikhail

From: bubba32@cox.net
Sent: Monday, August 03, 2015 9:20 AM
To: Leza Mikhail
Cc: CityManager; JoelR@rpvca.gov; CC; Carol Lynch <clynch@rwglaw.com>; Ara Mihranian
Subject: Fwd: RE: Marymount - Notice of Decision for City-Initiated 2014-2015 SUP Response to submitted concerns

Leza

As a follow-up to our correspondence this date, what is the current status and outcome of your referenced review of compliance with the City-Modified 2014-2015 SUP?

What is the current status of any proposed processing of a 2015-2016 SUP?

As a clarification from your correspondence of July 23, 2015, am I correct in understanding that Staff was unaware that permanent tent-downs were not installed? I believe that I had noted in my prior correspondence that Deputy Director Mihranian was well aware that no such permanent tie-downs were installed in those "capped holes" because he was in attendance at the Spring 2015 NAC meeting where VP Reeves was asked about that and acknowledged that there were no tent tie-downs installed.

Am I also correct to understanding that it was Staff's purpose and intent (Condition 12b) to require only the capping of those tent tie-down holes (empty) and that simply filling those in after removing the tent tie-downs used for the 2015 Graduation tent was in fact the real purpose of Condition 12b? That these capped and filled holes would otherwise contain nothing other than fill material and no permanent tie downs? Is it, therefore, your understanding that Staff had actually re-written this Modified SUP so that compliance could be achieved with such empty holes?

Please answer so that in the future, we will be better equipped to make better reviews of Staff's Byzantine Conditions that apparently allow "compliance" to be achieved with "permanent" empty, capped tent tie-down holes, and that it is Staff's further "interpretation" of Condition 12b, is that, barring any actual permanent tie-downs being emplaced in those otherwise empty capped holes, Staff will nonetheless prohibit all and any future use of Air Hammers, etc. so that the only real purpose, as you describe, of protecting nearby residents from undue noise impacts, would nonetheless still be achieved. Is that a correct understanding?

Thank you in advance for answers to the above follow-up points.

Jim Gordon

> Date: Thu, 23 Jul 2015 11:46:08 -0700
> From: <bubba32@cox.net>
> To: Leza Mikhail <LezaM@rpvca.gov>
> Subject: RE: Marymount - Notice of Decision for City-Initiated
> 2014-2015 SUP
> Response to submitted concerns
> Cc: CityManager <CityManager@rpvca.gov>, Joel Rojas <JoelR@rpvca.gov>,
> CC <CC@rpvca.gov>,

"Carol Lynch <clynch@rwglaw.com>" <clynch@rwglaw.com>,
Ara Mihranian <AraM@rpvca.gov>

>

> Leza

>

> Thank you for your response and clarifications;

>

> I would like to further suggest that several of your comments are complete nonsense and contradict the obvious purpose for which the City modified the 2014-2015 SUP.

>

> 1.) The intended purpose of Condition 12b was not, as you selectively state, "to (only) cap and maintain holes AND FUTURE USE OF THE TEMPORARY GRADUATION TENT.." Those "holes" you refer to were REQUIRED by that Condition to CONTAIN permanent tie-downs in them which MCU has publicly admitted were NOT installed in them before the "capping" took place. For RPV Planning to now publicly declare that all that Condition 12b required was to fill (and cap) empty holes is ludicrous and shameful to the extreme. "Capping" is not the true purpose of Condition 12b and you surely must know and understand that. What the point of Condition 12b is that those "capped" holes actually contain (and they admittedly do not) the required PERMANENT TENT TIE-DOWNS. They do not, and that is the problem which needs to be addressed BEFORE any further SUP entitlements are granted, including the proposed 2015-2016 new SUP! Please inform MCU of these violations and require compliance. Is that too much to ask or expect?

>

> 2.) (Paragraph 5) "With regard to the expiration of the SUP, unlike a CUP, ..a SUP is temporary and only runs with the life of the temporary use. .. These permits do expire at the end of each academic year." What you seem to imply here is another outrageous interpretation such that whatever requirements are included in such SUP Conditions, they no longer exist past each academic year, WITH THE CONSEQUENT RESULT THAT ANY VIOLATIONS OF THOSE CONDITIONS ("expired") are no longer valid and can be ignored without consequence when not fulfilled and complied with DURING THE RELEVANT ACADEMIC YEAR IN QUESTION (2014-2015).

>

> Is that what you are stating here in your response paragraph five for the record? That MCU can violate, at will and with complete impunity, its agreed SUP Conditions and no longer be held accountable when such SUP Conditions are actually violated BEFORE the end of each Academic Year, but when RPV Enforcement fails to address such violations until AFTER that Academic Year? Is that what you are stating here for the record? If that is the City's position on SUP Enforcement, then there is no enforcement at all, and all the time and effort to impose such alleged neighbor protective provisions are virtually wasted and become null and void at the whim of RPV Planning and Code Enforcement by their failure to timely address non-compliance.

>

> Is that what is being suggested here? That RPV Planning is deliberately preparing and concluding seemingly protective provisions for the nearby neighbors in specific written and mutually agreed contractual language that thereafter become worthless, void and unenforceable at the arbitrary whim of RPV Planning and Enforcement officials?

>

> 3.) In your response paragraph three, you suggest that "Staff would not permit the use of air hammers/jackhammers for the installation of the graduation tent next year." Why are such "assurances" so incredibly unconvincing at this juncture? Given the pathetic circumstances exhibited by this most recent "City-Modified 2014-2015 SUP", and the obvious lack of any timely enforcement, how can this City, with a "straight face" contend that any future SUP, for 2015-2016 or otherwise, will in actual fact compel MCU to comply? Does not make sense to me. Perhaps you can explain how more (future) Conditions make the neighbors better off when those conditions can so readily be avoided by subsequent "interpretations" purposely invented by Staff that seemingly are directly contrary to the objectives that created them to begin with?

>

> Please explain these contradictions.

>

> Jim Gordon

> ---- Leza Mikhail <LezaM@rpvca.gov> wrote:

> > Hello Jim,

> >

> > Thank you for your comments, and I apologize in advance for my lengthy response. I have a better understanding of your concerns. I would like to let you know that Staff is currently looking into this and discussing the issue that you (and others) raised to Staff over the last few days. It should be noted that Staff was unaware that Marymount filled the holes as you (and others) describe. Staff is requesting that Marymount representatives respond to this allegation. I should also let you know that Staff received permission yesterday to visit the property and observe the issues that you raise, and intend to do so by the end of this week.

> >

> > I would like to clarify one point that you make below, and perhaps is part of my previous confusion. You note that the main purpose of opening the SUP was to implement permanent tie-downs for the graduation tent in an effort to avoid excessive noise levels that were generated from air-hammers and jackhammers for the construction of the Gala tent and Graduation tent (last academic year). Staff definitely agrees that purpose of opening the SUP was to reduce potential, excessive noise impacts from air-hammers and jackhammers so that construction-related activity would not continuously affect the general welfare of the neighbors. However, Staff did not require that the applicant provide permanent tie-downs. As you can see in the attached Notice of Decision, Condition No. 12(b) requires that the applicant "cap and maintain the holes created for the installation of the graduation tent, and the future use of the temporary graduation tent, to avoid the need to use air hammers/jackhammers in the future."

> >

> > Notwithstanding the clarification that I note above, you definitely bring up a good point that relates to your understanding of Marymount filling the holes that the City required to be capped and maintained. If this is in fact true, then Staff would not permit the use of air hammers/jackhammers for the installation of the graduation tent this next year, as that is what Staff understood to be the main issue. As I noted earlier, I have had immediate dialogue with Mr. Reeves since I received your comments and am hopeful that there is some resolve.

> >

> > The University will not be permitted to use air hammers/jackhammers during the 2015-2016 academic year. They may just have to revert back to the way they used to anchor the graduation tent...I am awaiting a response from Mr. Reeves regarding the University's proposed method for the construction of the tent. I will be taking your comments and his response into consideration for the Staff Analysis of the project.

> >

> > With regard to the expiration of the SUP, unlike a CUP (which runs with the property for the life of a particular land use), a SUP is temporary and only runs with the life of the proposed temporary use. In this case, each year, the University must submit a new application for a SUP for their outdoor events with amplified sounds. These permits do expire at the end of each academic year. The City does, however use and approve-upon previous analyses and conditions to mitigate impacts that were unforeseen. I have copied the City Attorney on this email in case I have misspoke or I am incorrect.

> >

> > Again, thank you for your comments. Staff was unaware of this issue, however I will do my best to resolve your concerns and ensure that the City does not permit the use of air hammers/jackhammers (or other machines that generate noise) for the construction of the graduation tent. Should you have any further concerns, please do not hesitate to let me know.

> >

> > Thank you,

> >

> >

> > Leza Mikhail

> > Senior Planner

> >

> > [cid:image001.png@01D0C529.48ABBD10] City of Rancho Palos Verdes

> > Community Development Department

> > 30940 Hawthorne Blvd.

> > Rancho Palos Verdes, CA 90275

> > www.rpvca.gov<<http://www.palosverdes.com/rpv/planning/planning-zonin>

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> > (310) 544-5228 – (310) 544-5293 f

> > lezam@rpvca.gov<<mailto:lezam@rpvca.gov>>

> >

> > *Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov<<mailto:lezam@rpvca.gov>> as my new email.

> >

> >

> >

> > From: James [<mailto:bubba32@cox.net>]

> > Sent: Wednesday, July 22, 2015 6:48 PM

> > To: Leza Mikhail

> > Cc: Ara Mihranian; Joel Rojas; CC; CityManager

> > Subject: Re: Marymount - Notice of Decision for City-Initiated

> > 2014-2015 SUP

> >

> > Leza

> >

> > I guess that I was not clear enough in my correspondence to you regarding MCU's non-compliance with their City-modified 2014-2015 SUP, Condition 12b.

> >

> > During a subsequent Neighborhood Advisory Committee meeting with MCU, soon after the 2015 graduation had taken place, Vice President James Reeves, when asked, acknowledged and admitted that MCU had not complied with Condition 12b of that agreed SUP, the installation of permanent tent tie-downs intended to avoid future significant noise impacts. MCU admittedly did not comply with that specially-modified provision. I am concerned that you did not know that.

> >

> > As you may recall, the primary purpose of that modified SUP was to implement such permanent tent tie-downs so that future tent installations would not repeat the previously-experienced excessive noise levels of such installations.

> >

> > When the VP of MCU admits that Condition 12b was not complied with, and that this specific Condition was the key reason that the City required and obtained an agreed modification to install permanent tie-downs at that time, they are admittedly in non-compliance with that 2014-2015 City-modified SUP - that is the simple concern here.

> >

> > As such, pending issuance by RPV Code Enforcement, they are not entitled to obtain further new SUP entitlements because the specific provisions of the City-modified 2014-2015 SUP were not complied with. MCU is in direct violation of that Modified SUP; it does not "expire" simply with the passage of time unless all such conditions have properly been met. Thus, MCU is in current non-compliance and RPV Code Enforcement should so notify MCU and not process any further entitlements, including the currently noticed 2015-2016 SUP unless and until MCU completes their required Condition 12b, the installation of permanent net tie-downs.

> >

> > Otherwise, what is the point and purpose of having such a specially modified 2014-2015 SUP Condition 12b in the first place?

> >

> > You were an active party to those modifications which were agreed with and signed off by MCU. That key provision was admittedly not complied with and Ara was in attendance and can confirm that fact, as described above.

> >

> > Let me know if that answers your inquiry.

> >

> > Best Regards,

> >

>> Jim Gordon
>>
>> Sent from my iPad
>>
>> On Jul 21, 2015, at 2:19 PM, Leza Mikhail <LezaM@rpvca.gov<mailto:LezaM@rpvca.gov>> wrote:
>> Hello Jim,
>>
>> Yes, I attached the Notice of Decision to my previous email, and have attached it again to this email. I'm sorry, but I'm not seeing where you think they University is not in compliance. Can you point out how you believe they are not in compliance with their Conditions of the City-initiated Revision to their SUP?
>>
>> I personally visited the property in June and witnessed the holes that were dug for the temporary graduation tent and they capped them, pursuant to their requirement in Condition No. 12(b). Are you saying that they are not capped anymore and the University filled the holes with cement or pavement? If that is the case, that is news to the City.
>>
>> Please let me know how you believe the University is not in compliance. I apologize, but I am just a bit perplexed.
>>
>> Thank you,
>>
>>
>> Leza Mikhail
>> Senior Planner
>>
>> [cid:image001.png@01D0C3BF.9AA10C80]City of Rancho Palos Verdes
>> Community Development Department
>> 30940 Hawthorne Blvd.
>> Rancho Palos Verdes, CA 90275
>> www.rpvca.gov<http://www.palosverdes.com/rpv/planning/planning-zonin
>> g/index.cfm>
>> (310) 544-5228 – (310) 544-5293 f
>> lezam@rpvca.gov<mailto:lezam@rpvca.gov>
>>
>> *Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov<http://rpvca.gov>" Please update your contact information for me to reflect lezam@rpvca.gov<mailto:lezam@rpvca.gov> as my new email.
>>
>>
>>
>> From: James [mailto:bubba32@cox.net]
>> Sent: Tuesday, July 21, 2015 2:10 PM
>> To: Leza Mikhail
>> Cc: Ara Mihranian; Joel Rojas
>> Subject: Fwd: Marymount - Notice of Decision for City-Initiated
>> 2014-2015 SUP
>>
>> Leza, et al
>>
>> Here is the Notice of Decision for the City-Initiated 2014-2015 SUP that MCU failed to comply with.
>>
>> Jim
>>
>> Sent from my iPad
>>

> > Begin forwarded message:
> > From: "City of Rancho Palos Verdes"
> > <listserv@civicplus.com<mailto:listserv@civicplus.com>>
> > Date: April 29, 2015 at 1:58:43 PM PDT
> > To: bubba32@cox.net<mailto:bubba32@cox.net>
> > Subject: Marymount - Notice of Decision for City-Initiated 2014-2015
> > SUP
> > Reply-To: listserv@civicplus.com<mailto:listserv@civicplus.com>
> >
> > View this in your browser<<http://www.rpvca.gov/list.aspx?MID=104>>
> > Due to a link error, this Notification is being resent.
> >
> > City-Initiated Modification to Marymount's 2014-2015 Special Use
> > Permit
> >
> > Pursuant to Condition No. 13 of the Marymount California University's Special Use Permit for the 2014-2015
academic year, the City of Rancho Palos Verdes modified the Conditions of Approval related to the tent construction and
operational activities associated with the Graduation ceremonies in May 2015. A Public Notice was issued on April 10,
2015. The Director approved the City-initiated modifications to certain conditions of approval to address concerns
relayed from the public. A copy of the Staff Report and Notice of Decision with all Conditions of Approval can be found
below.
> >
> > Click here<<http://www.rpvca.gov/DocumentCenter/View/6147>> to view
> > the Notice of Decision for the City-initiated Modifications (April
> > 29, 2015)
> >
> > Click here<<http://www.rpvca.gov/DocumentCenter/View/6133>> to view
> > the Staff Report for the City-Initiation Modification to the 2014-2015 Special Use Permit <marymount notice.pdf>

Leza Mikhail

From: bubba32@cox.net
Sent: Thursday, July 23, 2015 3:22 PM
To: Leza Mikhail
Cc: CityManager; Joel Rojas; CC; Carol Lynch <clynch@rwglaw.com>; Ara Mihranian
Subject: RE: Marymount - Notice of Decision for City-Initiated 2014-2015 SUP Response to submitted concerns

Leza

Thank you. Looking forward to your follow-up investigation results.

As previously noted to you, this is not MY ALLEGATION of a violation, but simply a factual REPORT. This violation (failure to install permanent tent tie-downs) was acknowledged and admitted to by MCU Vice President James Reeves at the Neighborhood Advisory Committee (NAC) meeting with numerous witnesses and RPV's Deputy Planning Director Mihranian in attendance.

Given that MCU does not dispute the violation and failure to install those permanent tie-downs despite the documented purpose and agreed contractual Conditions of the City-Modified 20-2015 SUP, I am perplexed to understand just why Staff is unable to connect the obvious dots here.

I am not making this up!

Jim Gordon

---- Leza Mikhail <LezaM@rpvca.gov> wrote:

> Hello Jim,

>

> Thank you for your email. We appreciate your input, and we will continue to look into the violation that you allege.

>

>

> Leza Mikhail

> Senior Planner

>

> City of Rancho Palos Verdes

> Community Development Department

> 30940 Hawthorne Blvd.

> Rancho Palos Verdes, CA 90275

> www.rpvca.gov

> (310) 544-5228 – (310) 544-5293 f

> lezam@rpvca.gov

>

> *Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov as my new email.

>

>

>

> -----Original Message-----

> From: bubba32@cox.net [mailto:bubba32@cox.net]
> Sent: Thursday, July 23, 2015 11:46 AM
> To: Leza Mikhail
> Cc: CityManager; Joel Rojas; CC; Carol Lynch <clynch@rwglaw.com>; Ara
> Mihranian
> Subject: RE: Marymount - Notice of Decision for City-Initiated
> 2014-2015 SUP Response to submitted concerns
>
> Leza
>
> Thank you for your response and clarifications;
>
> I would like to further suggest that several of your comments are complete nonsense and contradict the obvious purpose for which the City modified the 2014-2015 SUP.
>
> 1.) The intended purpose of Condition 12b was not, as you selectively state, "to (only) cap and maintain holes AND FUTURE USE OF THE TEMPORARY GRADUATION TENT.." Those "holes" you refer to were REQUIRED by that Condition to CONTAIN permanent tie-downs in them which MCU has publicly admitted were NOT installed in them before the "capping" took place. For RPV Planning to now publicly declare that all that Condition 12b required was to fill (and cap) empty holes is ludicrous and shameful to the extreme. "Capping" is not the true purpose of Condition 12b and you surely must know and understand that. What the point of Condition 12b is that those "capped" holes actually contain (and they admittedly do not) the required PERMANENT TENT TIE-DOWNS. They do not, and that is the problem which needs to be addressed BEFORE any further SUP entitlements are granted, including the proposed 2015-2016 new SUP! Please inform MCU of these violations and require compliance. Is that too much to ask or expect?
>
> 2.) (Paragraph 5) "With regard to the expiration of the SUP, unlike a CUP, ..a SUP is temporary and only runs with the life of the temporary use. .. These permits do expire at the end of each academic year." What you seem to imply here is another outrageous interpretation such that whatever requirements are included in such SUP Conditions, they no longer exist past each academic year, WITH THE CONSEQUENT RESULT THAT ANY VIOLATIONS OF THOSE CONDITIONS ("expired") are no longer valid and can be ignored without consequence when not fulfilled and complied with DURING THE RELEVANT ACADEMIC YEAR IN QUESTION (2014-2015).
>
> Is that what you are stating here in your response paragraph five for the record? That MCU can violate, at will and with complete impunity, its agreed SUP Conditions and no longer be held accountable when such SUP Conditions are actually violated BEFORE the end of each Academic Year, but when RPV Enforcement fails to address such violations until AFTER that Academic Year? Is that what you are stating here for the record? If that is the City's position on SUP Enforcement, then there is no enforcement at all, and all the time and effort to impose such alleged neighbor protective provisions are virtually wasted and become null and void at the whim of RPV Planning and Code Enforcement by their failure to timely address non-compliance.
>
> Is that what is being suggested here? That RPV Planning is deliberately preparing and concluding seemingly protective provisions for the nearby neighbors in specific written and mutually agreed contractual language that thereafter become worthless, void and unenforceable at the arbitrary whim of RPV Planning and Enforcement officials?
>
> 3.) In your response paragraph three, you suggest that "Staff would not permit the use of air hammers/jackhammers for the installation of the graduation tent next year." Why are such "assurances" so incredibly unconvincing at this juncture? Given the pathetic circumstances exhibited by this most recent "City-Modified 2014-2015 SUP", and the obvious lack of any timely enforcement, how can this City, with a "straight face" contend that any future SUP, for 2015-2016 or otherwise, will in actual fact compel MCU to comply? Does not make sense to me. Perhaps you can explain how more (future) Conditions make the neighbors better off when those conditions can so readily be avoided by subsequent "interpretations" purposely invented by Staff that seemingly are directly contrary to the objectives that created them to begin with?

>

> Please explain these contradictions.

>

> Jim Gordon

> ---- Leza Mikhail <LezaM@rpvca.gov> wrote:

> > Hello Jim,

> >

> > Thank you for your comments, and I apologize in advance for my lengthy response. I have a better understanding of your concerns. I would like to let you know that Staff is currently looking into this and discussing the issue that you (and others) raised to Staff over the last few days. It should be noted that Staff was unaware that Marymount filled the holes as you (and others) describe. Staff is requesting that Marymount representatives respond to this allegation. I should also let you know that Staff received permission yesterday to visit the property and observe the issues that you raise, and intend to do so by the end of this week.

> >

> > I would like to clarify one point that you make below, and perhaps is part of my previous confusion. You note that the main purpose of opening the SUP was to implement permanent tie-downs for the graduation tent in an effort to avoid excessive noise levels that were generated from air-hammers and jackhammers for the construction of the Gala tent and Graduation tent (last academic year). Staff definitely agrees that purpose of opening the SUP was to reduce potential, excessive noise impacts from air-hammers and jackhammers so that construction-related activity would not continuously affect the general welfare of the neighbors. However, Staff did not require that the applicant provide permanent tie-downs. As you can see in the attached Notice of Decision, Condition No. 12(b) requires that the applicant "cap and maintain the holes created for the installation of the graduation tent, and the future use of the temporary graduation tent, to avoid the need to use air hammers/jackhammers in the future."

> >

> > Notwithstanding the clarification that I note above, you definitely bring up a good point that relates to your understanding of Marymount filling the holes that the City required to be capped and maintained. If this is in fact true, then Staff would not permit the use of air hammers/jackhammers for the installation of the graduation tent this next year, as that is what Staff understood to be the main issue. As I noted earlier, I have had immediate dialogue with Mr. Reeves since I received your comments and am hopeful that there is some resolve.

> >

> > The University will not be permitted to use air hammers/jackhammers during the 2015-2016 academic year. They may just have to revert back to the way they used to anchor the graduation tent...I am awaiting a response from Mr. Reeves regarding the University's proposed method for the construction of the tent. I will be taking your comments and his response into consideration for the Staff Analysis of the project.

> >

> > With regard to the expiration of the SUP, unlike a CUP (which runs with the property for the life of a particular land use), a SUP is temporary and only runs with the life of the proposed temporary use. In this case, each year, the University must submit a new application for a SUP for their outdoor events with amplified sounds. These permits do expire at the end of each academic year. The City does, however use and approve-upon previous analyses and conditions to mitigate impacts that were unforeseen. I have copied the City Attorney on this email in case I have misspoke or I am incorrect.

> >

> > Again, thank you for your comments. Staff was unaware of this issue, however I will do my best to resolve your concerns and ensure that the City does not permit the use of air hammers/jackhammers (or other machines that generate noise) for the construction of the graduation tent. Should you have any further concerns, please do not hesitate to let me know.

> >

> > Thank you,

> >

> >

> > Leza Mikhail

> > Senior Planner

>>
>> [cid:image001.png@01D0C529.48ABBD10] City of Rancho Palos Verdes
>> Community Development Department
>> 30940 Hawthorne Blvd.
>> Rancho Palos Verdes, CA 90275
>> www.rpvca.gov<http://www.palosverdes.com/rpv/planning/planning-zonin
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>>
>>
>>
>> From: James [mailto:bubba32@cox.net]
>> Sent: Wednesday, July 22, 2015 6:48 PM
>> To: Leza Mikhail
>> Cc: Ara Mihranian; Joel Rojas; CC; CityManager
>> Subject: Re: Marymount - Notice of Decision for City-Initiated
>> 2014-2015 SUP
>>
>> Leza
>>
>> I guess that I was not clear enough in my correspondence to you regarding MCU's non-compliance with their City-modified 2014-2015 SUP, Condition 12b.
>>
>> During a subsequent Neighborhood Advisory Committee meeting with MCU, soon after the 2015 graduation had taken place, Vice President James Reeves, when asked, acknowledged and admitted that MCU had not complied with Condition 12b of that agreed SUP, the installation of permanent tent tie-downs intended to avoid future significant noise impacts. MCU admittedly did not comply with that specially-modified provision. I am concerned that you did not know that.
>>
>> As you may recall, the primary purpose of that modified SUP was to implement such permanent tent tie-downs so that future tent installations would not repeat the previously-experienced excessive noise levels of such installations.
>>
>> When the VP of MCU admits that Condition 12b was not complied with, and that this specific Condition was the key reason that the City required and obtained an agreed modification to install permanent tie-downs at that time, they are admittedly in non-compliance with that 2014-2015 City-modified SUP - that is the simple concern here.
>>
>> As such, pending issuance by RPV Code Enforcement, they are not entitled to obtain further new SUP entitlements because the specific provisions of the City-modified 2014-2015 SUP were not complied with. MCU is in direct violation of that Modified SUP; it does not "expire" simply with the passage of time unless all such conditions have properly been met. Thus, MCU is in current non-compliance and RPV Code Enforcement should so notify MCU and not process any further entitlements, including the currently noticed 2015-2016 SUP unless and until MCU completes their required Condition 12b, the installation of permanent net tie-downs.
>>
>> Otherwise, what is the point and purpose of having such a specially modified 2014-2015 SUP Condition 12b in the first place?
>>

>> You were an active party to those modifications which were agreed with and signed off by MCU. That key provision was admittedly not complied with and Ara was in attendance and can confirm that fact, as described above.

>>

>> Let me know if that answers your inquiry.

>>

>> Best Regards,

>>

>> Jim Gordon

>>

>> Sent from my iPad

>>

>> On Jul 21, 2015, at 2:19 PM, Leza Mikhail <LezaM@rpvca.gov<mailto:LezaM@rpvca.gov>> wrote:

>> Hello Jim,

>>

>> Yes, I attached the Notice of Decision to my previous email, and have attached it again to this email. I'm sorry, but I'm not seeing where you think they University is not in compliance. Can you point out how you believe they are not in compliance with their Conditions of the City-initiated Revision to their SUP?

>>

>> I personally visited the property in June and witnessed the holes that were dug for the temporary graduation tent and they capped them, pursuant to their requirement in Condition No. 12(b). Are you saying that they are not capped anymore and the University filled the holes with cement or pavement? If that is the case, that is news to the City.

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>> Please let me know how you believe the University is not in compliance. I apologize, but I am just a bit perplexed.

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>> Thank you,

>>

>>

>> Leza Mikhail

>> Senior Planner

>>

>> [cid:image001.png@01D0C3BF.9AA10C80]City of Rancho Palos Verdes

>> Community Development Department

>> 30940 Hawthorne Blvd.

>> Rancho Palos Verdes, CA 90275

>> www.rpvca.gov<<http://www.palosverdes.com/rpv/planning/planning-zonin>

>> g/

>> [index.cfm](#)>

>> (310) 544-5228 – (310) 544-5293 f

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>>

>>

>>

>> From: James [<mailto:bubba32@cox.net>]

>> Sent: Tuesday, July 21, 2015 2:10 PM

>> To: Leza Mikhail

>> Cc: Ara Mihranian; Joel Rojas

>> Subject: Fwd: Marymount - Notice of Decision for City-Initiated

>> 2014-2015 SUP

>>

> > Leza, et al
> >
> > Here is the Notice of Decision for the City-Initiated 2014-2015 SUP that MCU failed to comply with.
> >
> > Jim
> >
> > Sent from my iPad
> >
> > Begin forwarded message:
> > From: "City of Rancho Palos Verdes"
> > <listserv@civicplus.com<mailto:listserv@civicplus.com>>
> > Date: April 29, 2015 at 1:58:43 PM PDT
> > To: bubba32@cox.net<mailto:bubba32@cox.net>
> > Subject: Marymount - Notice of Decision for City-Initiated 2014-2015
> > SUP
> > Reply-To: listserv@civicplus.com<mailto:listserv@civicplus.com>
> >
> > View this in your browser<<http://www.rpvca.gov/list.aspx?MID=104>>
> > Due to a link error, this Notification is being resent.
> >
> > City-Initiated Modification to Marymount's 2014-2015 Special Use
> > Permit
> >
> > Pursuant to Condition No. 13 of the Marymount California University's Special Use Permit for the 2014-2015
academic year, the City of Rancho Palos Verdes modified the Conditions of Approval related to the tent construction and
operational activities associated with the Graduation ceremonies in May 2015. A Public Notice was issued on April 10,
2015. The Director approved the City-initiated modifications to certain conditions of approval to address concerns
relayed from the public. A copy of the Staff Report and Notice of Decision with all Conditions of Approval can be found
below.
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> > Click here<<http://www.rpvca.gov/DocumentCenter/View/6147>> to view
> > the Notice of Decision for the City-initiated Modifications (April
> > 29,
> > 2015)
> >
> > Click here<<http://www.rpvca.gov/DocumentCenter/View/6133>> to view
> > the Staff Report for the City-Initiation Modification to the
> > 2014-2015 Special Use Permit <marymount notice.pdf>

Leza Mikhail

From: Leza Mikhail
Sent: Tuesday, July 21, 2015 1:56 PM
To: 'James'
Cc: Ara Mihranian; Joel Rojas
Subject: RE: Marymount - Special Use Permit for 2015/2016 Academic Year
Attachments: marymount notice.pdf

Hello Jim,

Marymount was not required to install permanent tent tie down anchors. Instead, in order to eliminate the disturbance from jack hammers, the City required that Marymount cap and maintain the holes created for the installation of the graduation tent, and for the future use of the temporary graduation tent, to avoid the need to use air hammers/jackhammers in the future. This was Condition No. 12(b), which was memorialized in the City-initiated Revision to Marymount's SUP for last academic year.

If I am misunderstanding your concern, or your thoughts on the University's compliance with their conditions, please let me know. At this time, Staff does not believe that the University is in violation of their Conditions of Approval or City Municipal Codes.

I'd be happy to answer any further questions.

Thank you,

Leza Mikhail
Senior Planner



City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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(310) 544-5228 – (310) 544-5293 f
lezam@rpvca.gov

*Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov as my new email.

From: James [mailto:bubba32@cox.net]
Sent: Tuesday, July 21, 2015 1:28 PM
To: listserv@civicplus.com
Cc: Ara Mihranian; Leza Mikhail; Joel Rojas
Subject: Re: Marymount - Special Use Permit for 2015/2016 Academic Year

Leza

Currently, Marymount is not eligible to obtain further entitlements because they are in non-compliance with their most recent (Modified) Special Use Permit (SUP) condition 12b.

According to MCU VP James Reeves, Marymount failed to install the required permanent tent tie down anchors for their most recent (Graduation Tent) event. Those were required by the special RPV-modified SUP, Condition 12b. Such added requirement, unfulfilled to date, was the primary reason that RPV Planning required this updated SUP.

MCU should be notified accordingly that such tie-downs must first be installed, as required, before any further action is to be processed on any new SUP.

Jim Gordon

Sent from my iPad

On Jul 21, 2015, at 9:37 AM, City of Rancho Palos Verdes <listserv@civicplus.com> wrote:

[View this in your browser](#)

Outdoor Special Events - 2015/2016 Academic Year

Marymount California University requests a Special Use Permit to allow a series of outdoor special events with amplified sound, held during the 2015-2016 academic year. A total of 22 specific dates and times are proposed, as well as 2 additional dates that will be determined at a later date.

- [Click here](#) to view the Special Use Permit Public Notice including the Requested Events Table

Inquiries should be directed to Leza Mikhail, Senior Planner, at Lezam@rpvca.gov or 310-544-5228,

This message is been sent by the [City of Rancho Palos Verdes](#) as part of a "Notify Me" Listserv category you are signed up for. Please do not press "reply" when responding to this message, it is an unmonitored email address. You can make changes to your subscription by visiting <http://www.rpvca.gov/list.aspx>.

You are receiving this message because you are subscribed to Marymount College Expansion Project on www.rpvca.gov. To unsubscribe, click the following link:

<http://www.rpvca.gov/list.aspx?mode=manage&Email=bubba32@cox.net>

If clicking the link doesn't work, please copy and paste the link into your browser.

Staff Photographs of Capped Holes



