

July 13, 2016

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Community Development Director has conditionally approved a request for a Special Use Permit (Case No. ZON2016-00173) on July 13, 2016.

**Location:** 30800 Palos Verdes Drive East (Marymount College)

**Landowner:** Marymount California University

Said approval is to allow a series of outdoor special events (21 + 2 alternate dates), with amplified sound, held during the 2016-2017 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. ZON2016-00173) 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 2016-2017 academic year shall be limited to twenty-three (23), which includes the twenty-one (21) 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 a Saturday or Sunday.
5. 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 5, 2017 and May 6, 2017, as listed on the attached schedule (Exhibit "B").
6. The use of amplified sound shall be limited to the dates and times for events listed

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on the attached Exhibit “B”. Any change to the established schedule shall be subject to the review and approval by the Community Development Director.

7. All sound amplification equipment used at any event shall be oriented away from adjacent residential areas.
8. 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.
9. If noise complaints are submitted to City Staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels will not exceed 65 decibels, as measured from the closest property line. The applicant shall be responsible for the payment of all costs associated with noise consulting services.
10. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
11. The Graduation Mass proposed on Friday, May 5, 2017 shall be from 3:00 p.m. to 6:30 p.m. only, and the Graduation Ceremony on Saturday, May 6, 2017 shall be from 11:00 a.m. to 3:00 p.m. only.
12. The applicant shall submit to the City a Traffic Control Plan one (1) month in advance of the City-approved graduation events. Said plan shall include, but not be limited to, the anticipated number of vehicles that will require on-street parking, the areas of approved and restricted parking, traffic safety cones, the number and location of changeable reader boards informing the public of the graduation events and traffic, and any additional information deemed necessary to control traffic along City streets during the City-approved graduation events. Said plan shall be reviewed and approved by Public Works Department.
13. The tent proposed for the graduation events shall comply with all Fire safety criteria, shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The tent set-up and tear-down activities shall only occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent installation shall be limited to the days between May 2, 2017 and May 4, 2017, and shall be removed within 48 hours of the conclusion of the City-approved graduation events. All grounds shall be kept clear of trash and debris, and adequate trash receptacles shall be put in place to ensure that that trash and debris generated from the construction and operation of the graduation ceremony does not end up on neighboring properties.
14. The temporary tent constructed for the Graduation Ceremonies that will occur on May 5, 2017 and May 6, 2017 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 stamped received by the City on April 20, 2016, and as outlined in these conditions of approval.

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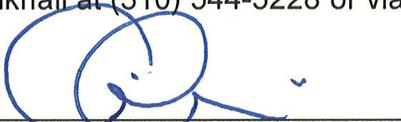
15. The use of pneumatic hammers, devices or machinery (i.e. air hammers/jackhammers) for the installation and/or securing of the graduation tent, or any other tent associated with the 2016-2017 Special Use Permit is **prohibited**.
16. Pursuant to the City-Initiated Revision to the 2015-2015 SUP approval, the property owner shall maintain the capped holes created for the installation of the graduation tent in May 2015 for the future use of the temporary graduation tent to avoid the need to use air hammers/jackhammers in the future.
17. The University shall be permitted to use a generator for light and sound associated with the Graduation events, which shall be placed in the parking area near the existing classroom building, and shall be operated for light testing on Thursday, May 4, 2017, for rehearsals and Mass on Friday, May 5, 2017, and for graduation on Saturday, May 6, 2017. A temporary screen shall be installed around the generator to buffer the visibility of the generator from residences along San Ramon Dr., and to reduce the noise levels of the generator to no more than 65 dBA, as measured from the property lines.
18. 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.
19. The University shall provide to the City Manager and/or Deputy City Manager the direct contact information to the President of the University a minimum of forty-eight (48) hours before the graduation events, should the City receive complaints related to the graduation tent construction or operational activity of the Graduation ceremonies.
20. 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.
21. 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.
22. 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.
23. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.

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24. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
25. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
26. 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.
27. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
28. The subject Special Use Permit for the 2016-2017 (Case No. ZON2016-00173) 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.
29. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City’s Municipal Code or administrative citations as described in Section 1.16 of the City’s Municipal Code.

Any interested person may appeal this decision in writing to the Planning Commission within five (5) calendar days of the date of this notice. 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 Senior Planner, Leza Mikhail at (310) 544-5228 or via e-mail at [lezam@rpvca.gov](mailto:lezam@rpvca.gov).

  
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Ara Mithranian, AICP  
Community Development Director

- Cc:
- 1) CCC/ME Inc. / 31115 Ganado Dr. / Rancho Palos Verdes, CA 90275
  - 2) Angus and Gail Lorenzen / 15 Diamonte Lane / Rancho Palos Verdes, CA 90275
  - 3) Kathy Pappo / email
  - 4) Dee Espinosa / 2804 Vista Mesa Drive / Rancho Palos Verdes, CA 90275
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**MARYMOUNT CALIFORNIA UNIVERSITY  
2016-17 SPECIAL USE PERMIT**

<b>DATE</b>	<b>EVENT</b>	<b>TIME</b>	<b>PERMIT SOUGHT FOR</b>	<b>LOCATION</b>
<b>Saturday, August 13</b>	<b>Orientation training activities</b>	<b>11am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound, intermittent</b>	<b>Cecilia Quad/Pool</b>
<b>Saturday, August 20</b>	<b>Orientation activities &amp; Convocation Ceremony</b>	<b>9am-4:30pm</b>	<b>Live or recorded amplified music Amplified sound, intermittent</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Thursday, August 25</b>	<b>SOS Engagement Program: Pool Party &amp; BBQ</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Wednesday, August 31</b>	<b>Student Organization Involvement Fair</b>	<b>11:30am-3:30pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Thursday, September 22</b>	<b>Hispanic Heritage Celebration</b>	<b>11:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Friday, October 7</b>	<b>National Coming Out Day</b>	<b>11:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Friday, October 14</b>	<b>Food Drive Kick Off</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Saturday, October 15</b>	<b>Canyon Verde Carnival</b>	<b>10:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Thursday, October 20</b>	<b>Voter Registration</b>	<b>11:00am-3:30pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle</b>
<b>Tuesday, November 1</b>	<b>Dia de los Muertos</b>	<b>11:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Friday, November 11</b>	<b>Veterans Day</b>	<b>11:00am-2:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad</b>
<b>Thursday January 12</b>	<b>SOS Engagement Program Traditions week</b>	<b>11:00am-3:00pm Amplified sound</b>	<b>Live or recorded amplified music Cecilia Quad/Pool</b>	<b>Chapel Circle</b>

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<b>Wednesday, January 18</b>	<b>Student Organization Involvement Fair</b>	<b>11:30am-3:30pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle</b>
<b>Friday, February 10</b>	<b>Family Weekend</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Tuesday, February 14</b>	<b>Valentine's Day</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Monday, March 27</b>	<b>Spring Fling</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Thursday, March 30</b>	<b>Spring Fling</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Tuesday, April 11</b>	<b>Student Org Event</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Friday, April 21</b>	<b>Earth Day</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>Chapel Circle Cecilia Quad/Pool</b>
<b>Friday, May 5</b>	<b>Graduation Mass &amp; sound checks</b>	<b>3:00pm-6:30pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>SE Parking Lot Tent</b>
<b>Saturday, May 6</b>	<b>Graduation &amp; Related Events</b>	<b>11:00am-3:00pm</b>	<b>Live or recorded amplified music Amplified sound</b>	<b>SE Parking Lot Tent</b>
<b>+2 possible dates to be determined</b>	<b>Picnic, pool party, community meeting, etc.</b>	<b>12:00 – 1:30</b>	<b>Live or recorded music; speaker or P.A. system</b>	<b>Chapel Circle Cecilia Quad/Pool</b>