



September 11, 2020

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved, with conditions, a Special Use Permit for 24 outdoor events with amplified sound during the 2020-2021 academic year (Case No. PLSU2020-0005).

LOCATION: 30800 Palos Verdes Drive East


APPLICANT: Marymount California University/
Ryan Alcantara

LANDOWNER: Marymount California University

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

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within five (5) calendar days of the approval date, or by 5:30 pm on Wednesday, September 16, 2020. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 pm on Wednesday, September 16, 2020.

If you have any questions regarding this application, please contact Aaron Lobliner at (310) 544-5231 or via email at alobliner@rpvca.gov.


Ken Rukavina, PE
Director of Community Development

Enclosure

Cc: Applicant/Property Owner
Interested Parties



MEMORANDUM

TO: KEN RUKAVINA, PE, DIRECTOR OF COMMUNITY DEVELOPMENT *KJR*

FROM: AMY SEERATY, SENIOR PLANNER *AS*

DATE: SEPTEMBER 11, 2020

SUBJECT: SPECIAL USE PERMIT (CASE NO. PLSU2020-0005)
LAND OWNER: MARYMOUNT CALIFORNIA UNIVERSITY;
ADDRESS: 30800 PALOS VERDES DRIVE EAST

RECOMMENDATION

Approve a Special Use Permit application to allow 24 outdoor events with amplified sound during the 2020-2021 academic year at Marymount California University, subject to the Conditions of Approval contained in the attached Exhibit "A".

BACKGROUND

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

On April 15, 2014, the City Council adopted Resolution No. 2014-25, amending the CUP Conditions of Approval to address concerns relating to the operation of the expanded parking lot (also known as the East Parking Lot) as part of the 6-month review. At that time, since the Athletic Field project was still being considered, the City Council amended Condition No. 136, which allows the University to conduct outdoor events with amplified sound through the approval of a Special Use Permit, to allow the University to use the East Parking Lot (also known as the West Cecilia Parking lot) for graduation ceremonies and gala until the Athletic Field is constructed. Being that the Athletic Field project was withdrawn on September 8, 2015, Condition No. 136 still allows the East Parking Lot to be used for the graduation ceremonies and the gala, although no

gala is proposed to occur this year, as it is typically only held every other year, and was last held two years ago, albeit indoors.

On July 31, 2020, a Special Use Permit (Case No. PLSU2020-0005) application was submitted to the Community Development Department requesting approval to conduct 24 outdoor events with amplified sound for the 2020-2021 academic year. Staff deemed the application complete for processing on August 13, 2020.

On August 18, 2020, a public notice was mailed to all property owners within a 500-foot radius of the subject site, adjacent Homeowner's Associations, and to listserv subscribers. However, after the public notice was mailed, Staff realized that the proposed schedule of events was inadvertently omitted from this notice. Accordingly, a revised public notice that included the proposed schedule of events was mailed out to the same recipients on August 21, 2020. Staff received one public comment in response to the public notice, which is discussed under Criteria No. 3 of the "Code Considerations and Analysis" section below and is attached as Exhibit D.

SITE DESCRIPTION

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

PROJECT DESCRIPTION

The Applicant proposes to conduct 24 outdoor events with amplified sound at the Marymount campus during the 2020-2021 academic year. These events are outlined in the schedule attached as Exhibit B and include a total of 14 scheduled events and 10 floating events to be determined by the University at a later time.

In the past, in addition to the scheduled events listed above, the Applicant had installed large tents for the graduation mass and ceremony at the end of each academic year. However, the Applicant has indicated that they will not be installing tents this year, and have submitted a graduation ceremony plan reflecting this change, which is the same plan as last year (Exhibit C). (The graduation ceremony plan may change based on COVID-19 restrictions, which is discussed further below.)

Under the current CUP Conditions of Approval, the University is limited to a maximum of 24 events with amplified sound per academic year. The University is proposing 24 events for the 2020-2021

academic year, consisting of 12 events scheduled during the afternoon hours (before 4:30 pm), 2 events scheduled into the evening hours (before 7:00 pm), and 10 floating events scheduled during the afternoon hours.

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

- Fall Preview Day on Saturday, October 24, 2020 (9:00 am to 2:00 pm);
- Winter Preview Day on Saturday, January 30, 2021 (9:00 am to 1:00 pm);
- Canyon Verde Festival on Saturday, March 27, 2021 (11:00 am to 3:00 pm);
- Admitted Student Day on Saturday, April 17, 2021 (9:00 am to 2:00 pm);
- Graduation and Related Events on Friday, May 7, 2021 (3:00 pm to 6:30 pm) and Saturday, May 8, 2021 (11:00 am to 3:00 pm).

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

CODE CONSIDERATIONS AND ANALYSIS

Pursuant to Rancho Palos Verdes Municipal Code (RPVMC) §17.62.020(A), temporary use of land involving the erection of temporary structures such as fences, booths and tents, or other outdoor activities, require the review and approval of a Special Use Permit application subject to the following criteria:

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

The subject property is approximately 26 acres in size and contains a variety of approved locations where the proposed outdoor events with amplified sound may be held. The Graduation activities will occur on Friday, May 8, 2020, (Graduation Mass & sound check) and on Saturday, May 9, 2020, (Graduation Ceremony & related ceremony events) at the West Cecilia Parking Lot (also known as the South-East Parking lot) and Cecilia Quad. The remaining 22 events will occur at the Chapel Circle, Cecilia Quad, and the pool area. The parking areas will serve as a buffer between the location of the events and the neighboring properties to the west and along San Ramon. In addition, the distance between the neighboring properties and the events varies from one 100 feet to 1,000 feet, which will help buffer and mitigate adverse impacts to these properties. In terms of parking, adequate on-site parking is not available for the Graduation Ceremonies, but as discussed in Criteria No. 2, conditions have been imposed regulating off-site parking and vehicular circulation to accommodate this annual event. However, the typical off-site parking and shuttles discussed in Criteria No.2 that have been proposed in the past may have to be modified closer to the date of the event, depending on the status of the COVID-19 pandemic. Staff feels that with appropriate conditions of approval that limit these outdoor events with amplified sound to

occur in the East Parking Lot, Chapel Circle, Cecilia Quad, and pool area, the overall campus site is of adequate size and shape to accommodate the special events.

Additionally, because of the COVID-19 pandemic, Staff has proposed an additional condition that will require any of the proposed events to comply with the most current Los Angeles County Department of Public Health (LACDPH) current guidelines as well as any California Department of Public Health (CDPH) restrictions. This could potentially result in several of the events not taking place, and/or being modified. The possibility that some scheduled events may have to be cancelled is the reason why there is a higher number of floating events proposed this year than in previous years. However, given the above discussion, this criterion can be met.

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

The proposed events will not adversely interfere with the existing uses of the subject property due to the integral nature of the events to the use of the property as an education institution. Most of the events are during regular school hours and in the past, most of these events have not significantly impeded or adversely impacted pedestrian access ways and/or vehicular circulation patterns. However, during the 2015-2016 academic year, the City received safety-related complaints regarding vehicles parked along Palos Verdes Drive East during the two days when the graduation events occurred in May 2016. In response to these complaints, beginning with the 2017-2018 SUP, Staff added a condition of approval that requires the Applicant to submit a Traffic Control Plan (TCP) several months prior to the Graduation Mass and Ceremony, to be reviewed and approved by the Public Works Department. The purpose of the TCP is to implement appropriate measures to mitigate potential impacts to the surrounding streets. Thus, as conditioned, a TCP will be required to address the anticipated off-campus vehicles that will require on-street parking for the graduation related events, and all the proposed tools that are necessary to control traffic, including, but not limited to, traffic safety cones, areas of approved parking and restricted parking, and changeable reader boards.

In addition to the above, during the 2018 SUP comment period, Staff received an email requesting additional traffic safety measures and parking controls be implemented, in response to a traffic accident and overflow parking on San Ramon Drive, both of which occurred during the May 2018 graduation event. A more detailed TCP was prepared for the 2019 graduation, Los Angeles County Sheriff's department traffic control was retained, and additional Marymount security were stationed at the entrance to the San Ramon neighborhood. As evidenced by input from the local HOAs and residents after the 2019 graduation, as well as the public correspondence, these additional traffic control measures were successful in addressing earlier concerns, and were required for the 2020 graduation, as well as future graduation events. Similar to the 2019 and 2020 graduation, the Applicant will be responsible for all costs associated with the required traffic and parking measures, including the use of the Los Angeles County Sheriff's Department to provide traffic control services the day of the graduation. The Applicant will be required to submit a trust deposit in advance of graduation to cover this cost.

The aforementioned plan for the graduation ceremonies and the associated conditions requiring the TCP are contingent on the COVID-19 restrictions issued by the LACDPH and the CDPH.

However, despite these potential restrictions, Staff believes that with adequate conditions, the proposed outdoor events with amplified sound will not adversely impact pedestrian and vehicular patterns, and thus this criterion can be met.

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 West Cecilia (South-East) Parking Lot that is in close proximity to homes on San Ramon Drive and Vista del Mar. Although the actual graduation ceremonies may create some noise impacts to property owners along San Ramon Drive and Vista del Mar, these events are typical with a university campus and only occur once a year (in May) in this specific location and are conditioned to minimize operational impacts such as noise and hours as discussed below.

Noise

Although no graduation tent is proposed for the 2021 Graduation events, the Applicant will be prohibited from using pneumatic powered devices (i.e. air hammers/jackhammers) for the installation of any graduation-related structures such as the stage.

In regard to the events scheduled for Saturdays, and weekdays after 4:30 pm, Staff considers these to be the more sensitive times of the week, because these are the times when the surrounding residents are more likely to be at home. The Applicant is not proposing any Saturday events that extend beyond 4:30 pm. The Graduation Mass is scheduled to occur at the West Cecilia (South-East) Parking Lot and Cecilia Quad on Friday, May 7, 2021, between the hours of 3:00 pm and 6:30 pm, and the Graduation Ceremony is proposed to occur at the West Cecilia (South-East) Parking Lot and Cecilia Quad on May 8, 2021, between the hours of 10:00 am and 5:00 pm. This is the same location that these events have occurred in the past. As conditioned, the speakers are not permitted to be directed toward the residences to minimize potential noise impacts. Therefore, Staff does not believe that these events will result in significant adverse impacts to the neighboring properties that are adjacent to and south of the campus.

Per Council-adopted Condition No. 136, the remaining events will be conducted on portions of the project site that have been developed with campus facilities, which are generally located at the northeast portion of the site. In addition, the properties to the west of the events are separated by the large open space, which ranges from approximately 800 feet to 1,000 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 pool, Chapel Circle, and Cecilia Quad areas are largely sheltered with buildings that assist in minimizing the noise to these properties. Furthermore, all of the activities in these areas are scheduled during daytime hours.

In 2002, in response to resident concerns about increasing noise levels associated with the special events, the City required a noise consultant monitor noise levels for the outdoor events during the more sensitive times of the day and week (i.e. after 4:30 pm and on weekends) to ensure that noise levels would not exceed 65 decibels, as measured from the closest property line. The noise monitoring conducted on October 5, 2002, during the Saturday "Family Weekend" event, resulted in a positive feedback report from the noise consultant. Particularly, the consultant indicated to Staff that the amount of outdoor activity was somewhat less than expected and that the maximum decibels emitted at any given time was 54 decibels, which was less than the maximum allowable decibel level. As proposed, there are seven events this year during these sensitive times of the day and week; however, the City has not received any complaints from surrounding property owners regarding noise from the actual events in the past. Also, although the 2017 SUP stated that there were only four events during these sensitive times, upon further review, there were actually seven events during those same times, the same as what is proposed this year. As such, Staff does not believe noise monitoring for this year's events is warranted. Nevertheless, if any of the proposed events result in noise complaints, a condition of approval has been added that allows the City to require noise monitoring for future events approved under this SUP.

Staff did receive an email from an adjacent resident expressing concerns about the effect of this additional background noise on her job as an occupational therapist conducting telehealth appointments from her home, as well as on her children, who are attending school remotely from home. She also expressed concern about the potential of these events to contribute toward a local outbreak of COVID-19. Staff informed the resident that the SUP will continue to incorporate conditions of approval that have helped to minimize the effect of these outdoor events with amplified sound in the past. Additionally, Staff has assured the resident that the University is very cognizant of the County and State guidelines, and has actually already cancelled several of previously-proposed events due to the pandemic.

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

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

The proposed events are temporary in nature and are consistent with the ongoing operation of the University. Conditions of approval have been added to ensure that no significant impacts occur to adjacent properties, traffic, circulation and parking, and to ensure that if the events proceed, they comply with LACDPH and CDPH COVID-19 restrictions. The conditions include orientation of speakers to minimize noise impacts, location of the events, hours of the events, approval of a TCP three months prior to the Graduation Mass and Ceremony, the use of the Los Angeles County Sheriff's Department for traffic control on the day of graduation, and the prohibited use of pneumatic devices for the installation of temporary graduation structures. The conditions of approval are intended to minimize impacts to neighboring properties and to ensure that residents are not continuously adversely impacted over the span of several years. Based on the proposed conditions, including the requirement for Sheriff-

directed traffic control, and a more detailed TCP, which will minimize impacts to neighboring properties, Staff believes that the events will not be detrimental to the public health, safety, and welfare, and as conditioned, this criterion can be met.

ADDITIONAL INFORMATION

Public Comments

Staff received one email as result of the public notices, which is discussed in Section 3 above.

CEQA Compliance

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

RPVMC §17.62.060 requires that the Director make a decision regarding a Special Use Permit application no later than 30 days after the application for the Special Use Permit is deemed complete. As the application was deemed complete on August 13, 2020, the decision deadline is September 11, 2020.

CONCLUSION

Based upon the discussion above, Staff recommends that the Director of Community Development approve a Special Use Permit application to allow 24 outdoor events with amplified sound during the 2020-2021 academic year at Marymount California University, subject to the Conditions of Approval contained in the attached Exhibit "A".

ALTERNATIVES

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

- 1) Identify any issues of concern and direct the Applicant to address these concerns and resubmit a revised application; or
- 2) Deny, without prejudice, Special Use Permit (Case No. PLSU2020-0005).

Approved pursuant to staff's recommendation:



Ken Rukavina, PE
Director of Community Development

Date: 09/11/2020

ATTACHMENTS

- Exhibit A – Conditions of Approval
- Exhibit B – 2020-2021 Schedule of Events
- Exhibit C – Graduation Site Plans
- Exhibit D – Public Correspondence

Exhibit A
Conditions of Approval
Case No. PLSU2020-0005
(Special Use Permit)
Marymount California University

General

1. The Applicant/property owner shall submit to the City a statement in writing that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ten (10) days of the effective date of approval or prior to conducting the first event, whichever occurs first, shall render this approval null and void.
2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the RPVMC shall apply.
4. Pursuant to RPVMC §17.78.040, the Director of Community Development is authorized to make minor modifications to this approval and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with this approval and conditions. Substantial changes to this approval shall be considered a revision and require further approval by the final body that approved the original application, which may require new and separate environmental review and public notification.
5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in RPVMC § 17.86.060 or administrative citations as described in RPVMC § 1.16. The Community Development Department Staff will be allowed to visit the site, before, on, and after the date of the event to verify compliance with these conditions.

6. Any changes to the established schedule of event or these conditions shall be subject to further review and approval of the Director. Significant event schedule changes shall require notification to the public at least 7-calendar days before the event.
7. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
8. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
9. All applicable permits required by the Building and Safety Division for any temporary structures associated with the approved outdoor events shall be obtained by the Applicant prior to erecting said temporary structures.
10. The approval of Special Use Permit (Case No. PLSU2020-0005) 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 2020-2021 academic year shall be limited to 24, which includes the 14 scheduled events and 10 additional floating events to be approved by the Director of Community Development. The Applicant shall notify the Director of Community Development at least 30 days prior to holding the proposed floating events, for review and approval of these events. Any changes to the established schedule of events or these conditions shall be subject to review and approval by the Director of Community Development Director, provided the change does not conflict with the CUP for the campus.
11. The hours of the proposed events shall be as identified in the attached schedule (Exhibit B), unless otherwise noted herein, and the 10 floating events shall be limited to the hours of 11:00 am to 3:00 pm, on weekdays only.
12. The 10 floating events shall be held at Chapel Circle, Cecilia Quad or Pool area only, and shall not be held on a Saturday or Sunday.
13. No live music or amplified sound shall be permitted at the West Cecilia (South-East) Parking Lot for events other than those associated with the Graduation activities on May 7, 2021 and May 8, 2021, as listed on the attached schedule (Exhibit B).
14. The use of amplified sound shall be limited to the dates and times for events listed on the attached Exhibit B. Any change to the established schedule shall be subject to the review and approval by the Director of Community Development.
15. All sound amplification equipment (e.g., speakers) used at any event shall be oriented away from adjacent residential areas.
16. The Applicant shall be responsible for the payment of all costs for Sheriff services, if any, associated with complaints of noise or other disturbances to the surrounding development created by or resulting from these events, pursuant to RPVMC §9.24.

17. If noise complaints are submitted to City staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels will not exceed 65 decibels, as measured from the closest property line. The Applicant shall be responsible for the payment of all costs associated with noise consulting services. This Condition shall apply in addition to any future noise ordinance and/or code amendment adopted by the City, and when there is conflicting requirements, the stricter requirement shall apply.
18. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
19. The Graduation Mass proposed on Friday, May 7, 2021, shall be from 3:00 pm to 6:30 pm only, and the Graduation Ceremony on Saturday, May 8, 2021, shall be from 10:00 am to 5:00 pm only.
20. The Applicant shall submit a Traffic Control Plan (TCP) to the Public Works Department with a copy to the Community Development Department for the City-approved graduation events three (3) months in advance, or by February 8, 2021. The TCP shall include, but not be limited to, the anticipated number of vehicles that will require on-street parking, a map showing the areas of approved and restricted parking, location of traffic safety cones, the number and location of changeable reader boards informing the public of the graduation events and traffic, and any additional information deemed necessary to control traffic along City streets during the City-approved graduation events.
21. The changeable message reader boards indicated on the TCP shall be operational by Friday, April 30, 2021.
22. The Applicant shall retain the services of the Los Angeles County Sheriff's Department to control traffic associated with the graduation ceremony on Saturday, May 8, 2021 graduation.
23. The Applicant shall obtain an estimate from the Los Angeles County Sheriff's Department for traffic control services for the Saturday, May 8, 2021 graduation event, and submit this estimate in writing to the Community Development staff at least three (3) months prior to the May 8th graduation event, along with funds to cover the required services of the Sheriff's Department in an amount equal to or greater than this estimate.
24. The stage proposed to be erected for the graduation events shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The stage set-up and tear-down activities shall only occur between the hours of 8:00 am and 5:00 pm, and the stage installation shall be limited to the days between May 5, 2021, and May 7, 2021, and shall be removed within 48 hours of the conclusion of the City-approved graduation events. All grounds shall be kept clear of trash and debris, and adequate trash receptacles shall be put in place to ensure that that trash and debris generated from the construction and operation of the graduation ceremony does not end up on neighboring properties.
25. The use of pneumatic hammers, devices or machinery (i.e. air hammers/jackhammers)

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

26. The University shall be permitted to use a generator for sound associated with the graduation events, which shall be placed in the parking area near the existing classroom building, and shall be operated for sound testing on Thursday, May 6, 2021, for rehearsals and Mass on Friday, May 7, 2021, and for graduation on Saturday, May 8, 2021. A temporary screen shall be installed around the generator to buffer the visibility of the generator from residences along San Ramon Drive, and to reduce the noise levels of the generator to no more than 65 dBA, as measured from the property lines.
27. Prior to installation, the Director of Community Development 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 Drive.
28. No temporary parking permits for San Ramon Drive shall be issued by the Public Works Department for any graduation-related events.
29. The University shall provide to the City Manager and/or Director of Community Development the direct contact information to the President of the University a minimum of 48 hours before the graduation events, should the City receive complaints related to the graduation ceremonies including set-up and tear-down.
30. No temporary exterior lights are permitted for the construction, tear-down or operation of the graduation ceremonies. All activities shall occur within the permitted time frames outlined in the Special Use Permit conditions stated herein.
31. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.
32. The City may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if the City Manager or the Director of Community Development determine the event is adversely affecting the public health, safety, and welfare, or is being conducted contrary to the permit conditions of approval. The City will generally provide notification of a violation with direction to the Applicant to correct the violation. However, the City shall not be obligated to provide such notification, particularly when imminent health and safety issues involved.
33. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.
34. The subject Special Use Permit (Case No. PLSU2020-0005) for the 2020-2021 academic school year shall only be valid if Marymount is in compliance with the conditions of approval memorialized in Conditional Use Permit (CUP) No. 9 – Revision “E”, adopted by the City Council on June 1, 2010, and amended on April 15, 2014, pursuant to Resolution 2014-25, or as required by any subsequent approvals/amendments to the

CUP. If Marymount is not in compliance with the aforementioned CUP conditions of approval, the proposed events described herein utilizing amplified sounds shall not be permitted until compliance is demonstrated to the satisfaction of the Director of Community Development.

35. All proposed events shall comply with the most current Los Angeles County Department of Public Health (LACDPH) and the California Department of Public Health (CDPH) restrictions regarding COVID-19.

Marymount California University
2020-21 Dates Requesting SUP

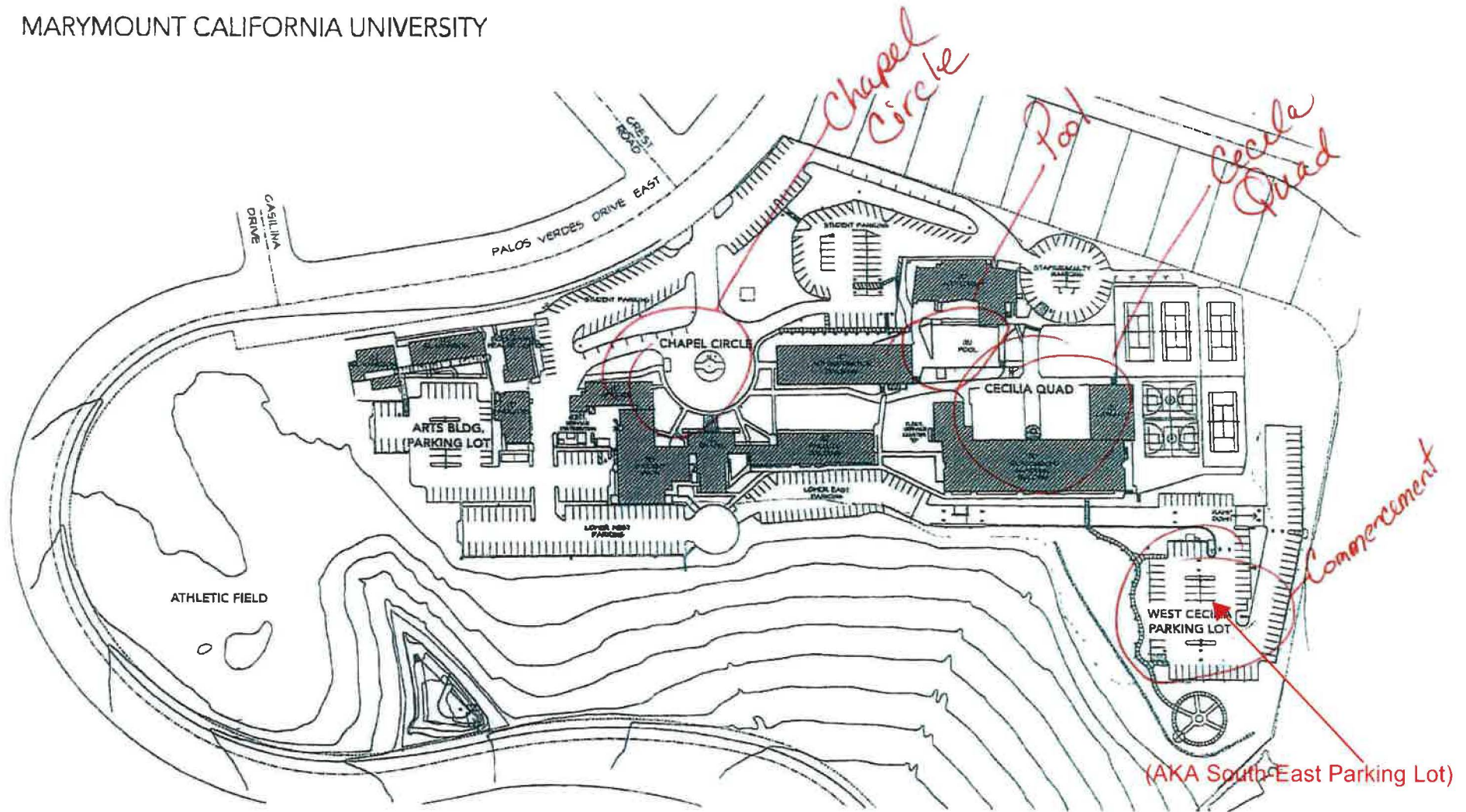
Date	Event	Time	Location	Permit Requested
Wednesday, September 30, 2020	Involvement Fair	11:00am-3:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Saturday, October 24, 2020	Fall Preview Day	9:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Monday, November 2, 2020	Dia De Los Muertos	11:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Wednesday, January 20, 2021	Welcome Back BBQ	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Tuesday, January 26, 2021	Involvement Fair	11:00am-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Thursday, January 28, 2021	100 Days Until Graduation	12:00pm-2:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Saturday, January 30, 2021	Winter Preview Day	9:00am-1:00pm	Chapel Circle, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Tuesday, February 2, 2021	Welcome Back BBQ	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Wednesday, March 24, 2021	Mission Week Celebration	11:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Saturday, March 27, 2021	Canyon Verde Festival	11:00am-3:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Saturday, April 17, 2021	Admitted Student Day	9:00am-2:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound

Marymount California University
2020-21 Dates Requesting SUP

Wednesday, April 21, 2021	Academic Societies End of Year Celebration	1:00pm-3:00pm	Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound
Friday, May 7, 2021	Graduation Mass & Sound Check	3:00pm-6:30pm	West Cecilia Parking Lot, Cecilia Quad	Live or recorded amplified music, Amplified Sound
Saturday, May 8, 2021	Graduation & Related Events	10:00am-5:00pm	West Cecilia Parking Lot, Cecilia Quad	Live or recorded amplified music, Amplified Sound
**Requesting 10 floating days	Picnic, pool party, community meeting, etc.	11:00am-3:00pm	Chapel Circle, Cecilia Quad, Pool	Live or recorded amplified music, Amplified Sound

OVERVIEW SCHEMATIC LABELED

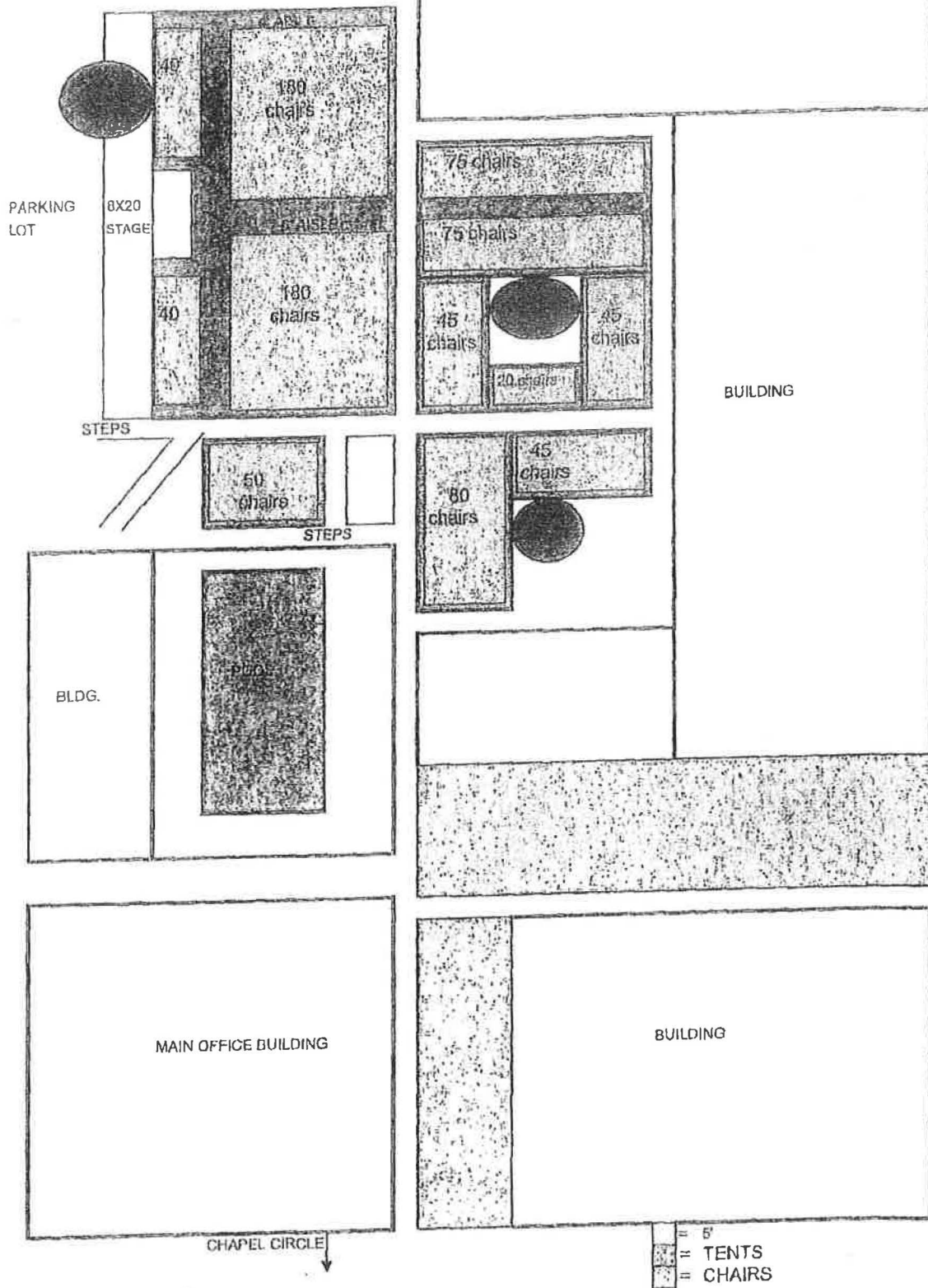
MARYMOUNT CALIFORNIA UNIVERSITY



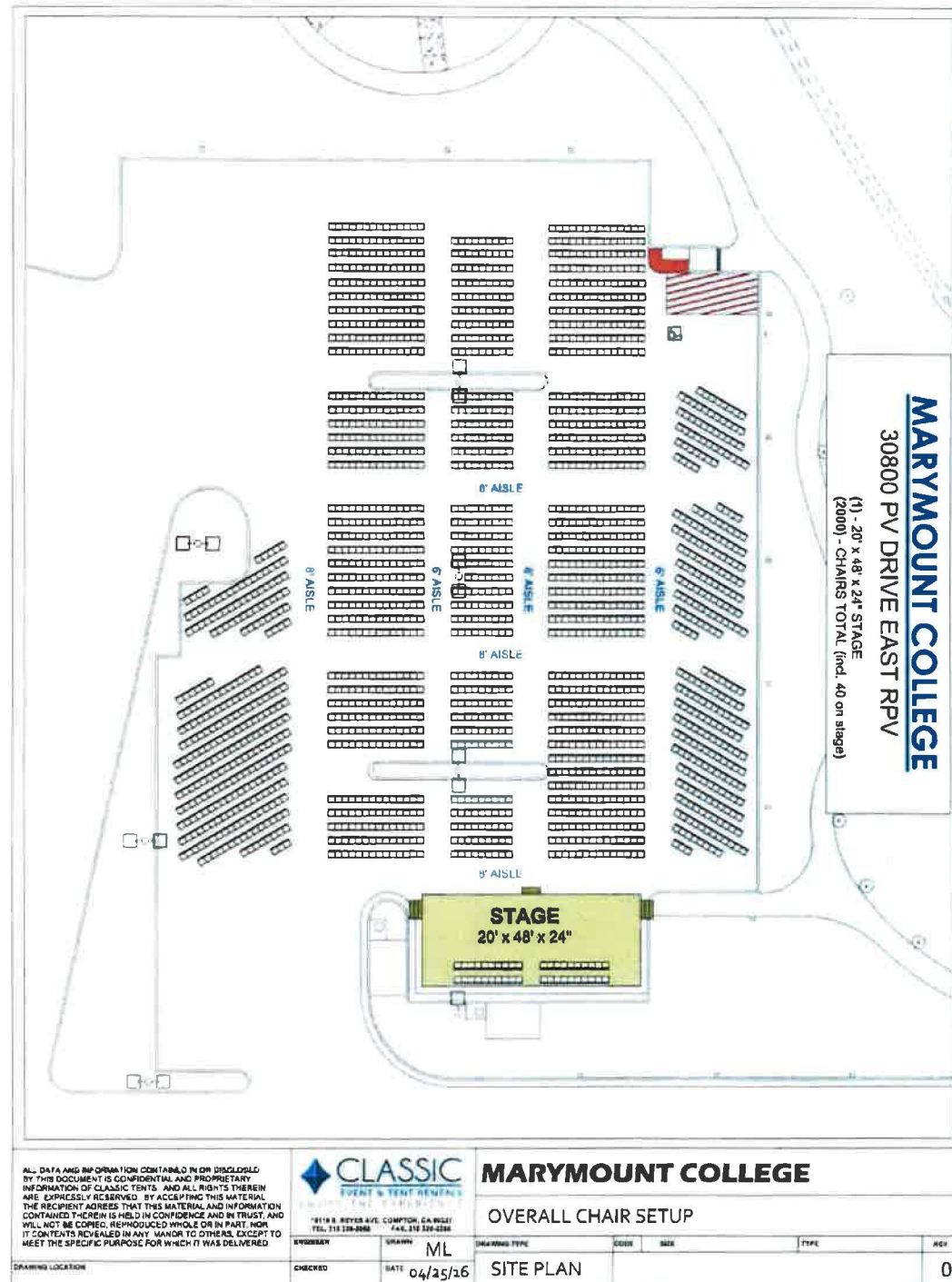
* Cecilia Quad + Chapel Circle have
standard set-up for all events
(See attached diagram)

CECILIA QUAD

MARYMOUNT COLLEGE QUAD



COMMENCEMENT DIAGRAM



GRADUATION LAYOUT
SHALL COMPLY WITH LOS
ANGELES COUNTY PUBLIC
HEALTH DEPARTMENT AND
CALIFORNIA DEPARTMENT
OF PUBLIC HEALTH
RESTRICTIONS

PUBLIC CORRESPONDENCE

Amy Seeraty

From: Kelly Collins <divegirl04@gmail.com>
Sent: Thursday, September 10, 2020 3:16 PM
To: Amy Seeraty
Cc: Ken Rukavina; Octavio Silva
Subject: Re: Marymount Special Use Permit

Thank you very much for your response! I am happy to see what's being done to limit the intrusion. I'll definitely speak up if it becomes a nuisance, but this looks really promising.

Thanks again!
Kelly

On Thu, Sep 10, 2020, 2:22 PM Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello Kelly-

Thank you for your email and I apologize for the delayed response. I will be incorporating your concerns into the staff report. I completely understand your concerns about noise, given the current situation with COVID and lots of residents working and attending school at home. Also, please note that we have been able to approve these events for the last several years, and we do require conditions of approval to minimize impacts to the neighboring properties. I have attached the conditions from the previous year's permit, to give you some additional insight regarding the proposed events. Please see pages 9-13 of the attached document.

The University has actually already cancelled several of their events that were scheduled for early September, so it is certainly possible that additional events would be cancelled. We have been in communication with them and they are very cognizant of the County and State guidelines. While we understand your concerns, we will likely be recommending approval of this application, but only with conditions of approval to minimize impacts to neighboring properties.

Please let me know if you have any additional questions at this time, thank you. I'll make sure that you receive a copy of the staff report and proposed conditions.

Sincerely,

Amy Seeraty

Senior Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

City Hall is open to the public during regular business hours. To help prevent the spread of COVID-19, visitors are required to wear face coverings and adhere to physical distancing guidelines. Some employees are working on rotation and may be working remotely. If you need to visit City Hall, please schedule an appointment in advance by calling the appropriate department and follow all posted directions during your visit. Walk-ups are limited to one person at a time. Please note that our response to your inquiry could be delayed. For a list of department phone numbers, visit the [Staff Directory](#) on the City website.

From: Kelly Collins [mailto:divegirl04@gmail.com]

Sent: Friday, September 4, 2020 10:24 AM

To: Amy Seeraty <AmyS@rpvca.gov>

Subject: Marymount Special Use Permit

Good morning, Ms. Seeraty! I live in the Mira Catalina neighborhood with my husband and two kids. I am very concerned with the amount of noise that will be generated during the scheduled events at Marymount. The hills in this neighborhood act like an amplifier, so that any noise from the bottom of the hill funnels directly up to the houses above.

I am an occupational therapist and I work with students with disabilities for LAUSD. Right now, during COVID, I am running multiple online therapy sessions via Zoom all day long. Many of the children I work with have Autism. Their sensory systems are much more sensitive and online learning has been a real challenge. I try very hard to keep any background noise down, so that my students are able to focus and engage with me.

My two children, 6th grade and 9th grade, are also at home, these days, doing school from their bedrooms. Both of their bedrooms are on the South side of the house, with windows that look out over Marymount. They are both trying hard to maintain focus in such an unusual

learning environment. Adding hours of loud music in the background will make it very difficult for them to concentrate and will certainly impact their educational progress.

My final concern is the recent uptick in COVID cases we have seen on college campuses. Even with the best of intentions, I am not convinced school personnel will be able to enforce proper social distancing and mask wearing during these events. This puts our community at a higher risk of an outbreak. I feel it is unnecessary and simply irresponsible to plan these big social events. I have spent many months limiting my social engagements to be sure I would not contribute to the spread of this deadly disease. I am quite discouraged by colleges encouraging such large gatherings.

I do hope the city will deny this request. I am sure my dilemma is similar to many families in the neighborhood.

Thank you for your time!

Kelly Collins

3348 Corinna Dr.