

MARYMOUNT COLLEGE CAMPUS MODERNIZATION PLAN

Proposed Revision “D” to CUP No. 9

I. Marymount College Campus Location and Setting

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

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

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

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

II. Background and History of Marymount College

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

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

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

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

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

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

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

The mission of Marymount College is to:

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

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

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

Existing College Campus

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

There are two regular college semesters: spring and fall. The College's day enrollment for the fall 2005 semester was 729 students. The Weekend College (Marymount/Webster Alliance) enrollment for the fall semester 200 5 was approximately 160 students. *(Enrollment information updated 11/10/05).*

The existing class schedule is as follows:

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

Employees and Existing Classroom Seats

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Extra-Curricular Activities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed project includes the following new construction:

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

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

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

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

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

Existing Campus Buildings (Addition/Remodel)

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

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

New Buildings

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

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

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

Site Improvements

Ancillary Facilities

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

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

Architectural Style/Theme

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

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

Grading

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

Parking and Access

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

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

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

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

PHASE I (YEAR 1)

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

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

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

PHASE II (YEARS 2 TO 4)

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

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

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

PHASE III (YEARS 5 TO 8)

Fine grade for new construction associated with this phase.

Construct site pedestrian improvements adjacent to new construction.

Remove existing swimming pool.

Construct Fine Arts Studio Addition.

Construct Residence Halls.

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

Demolition Information

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

Truck and Delivery Information

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

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

Trash Collection

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

Solid Waste Disposal and Recycling

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

VII. Transportation Demand Management

Purpose and Background

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

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

Response to Applicable Requirements

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

B.1.a Bulletin Board or Information Kiosk

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

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

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

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

B.2.b Vanpool Parking Spaces

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

B.2.c Bicycle Racks

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

B.3.a Carpool/Vanpool and Boarding Area

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

B.3.b Sidewalks and Pedestrian Circulation

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

B.3.c Bus Stop Improvements

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

B.3.d Bicycle Parking Access

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

VIII. Burden of Proof Statements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Marymount College’s modernization plans incorporate the following objectives:

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

- Allow for the future development of a community preschool.

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

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

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