

MARYMOUNT CALIFORNIA UNIVERSITY

PARKING LOT EXPANSION PROJECT SIX MONTH REVIEW



CITY OF RANCHO PALOS VERDES
CITY COUNCIL MEETING
FEBRUARY 18, 2014

BACKGROUND

June 1, 2010 Council Approved the Marymount Facilities Expansion Project

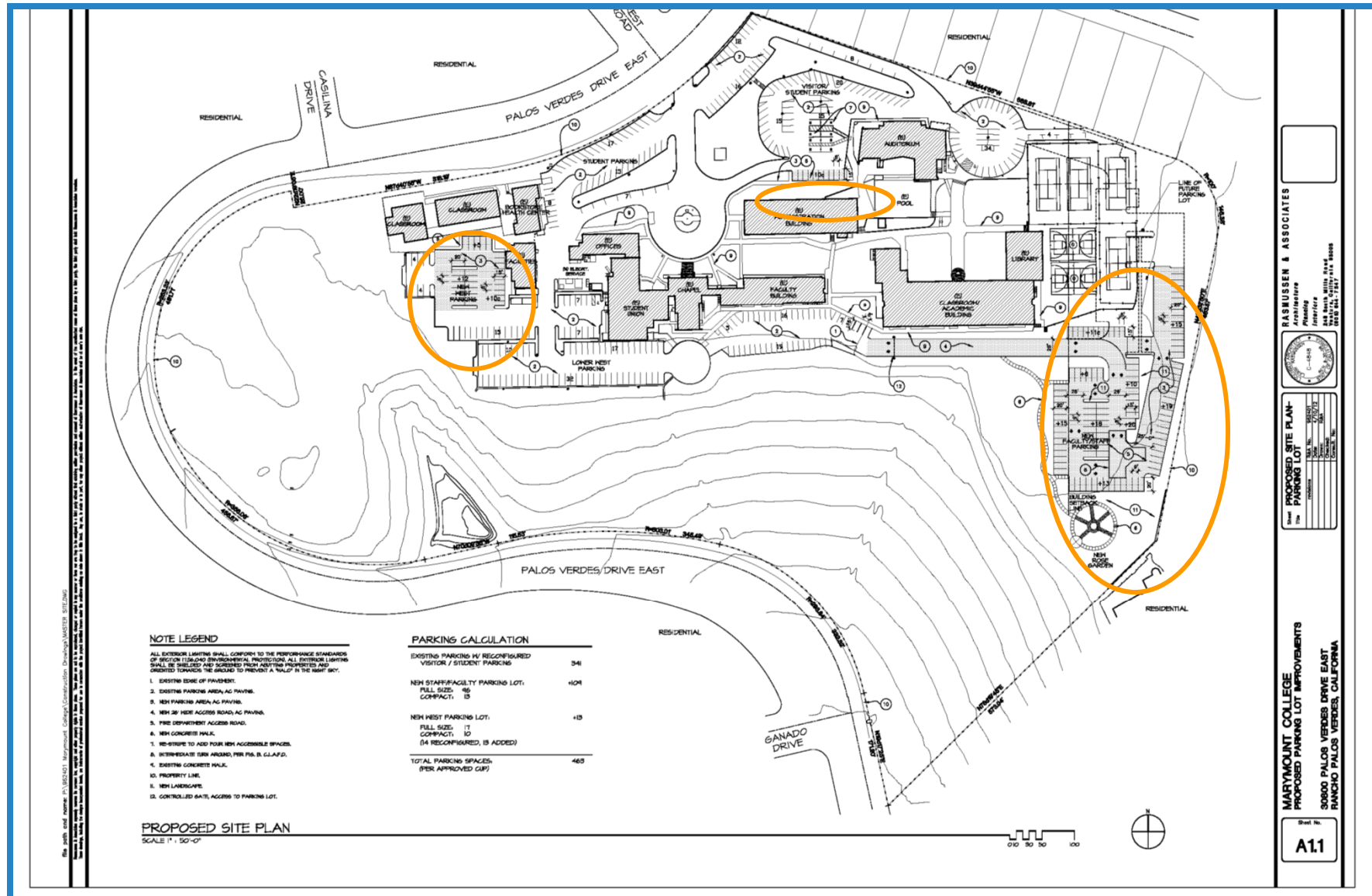
April 17, 2012 City Council Approved Parking Lot Expansion Project

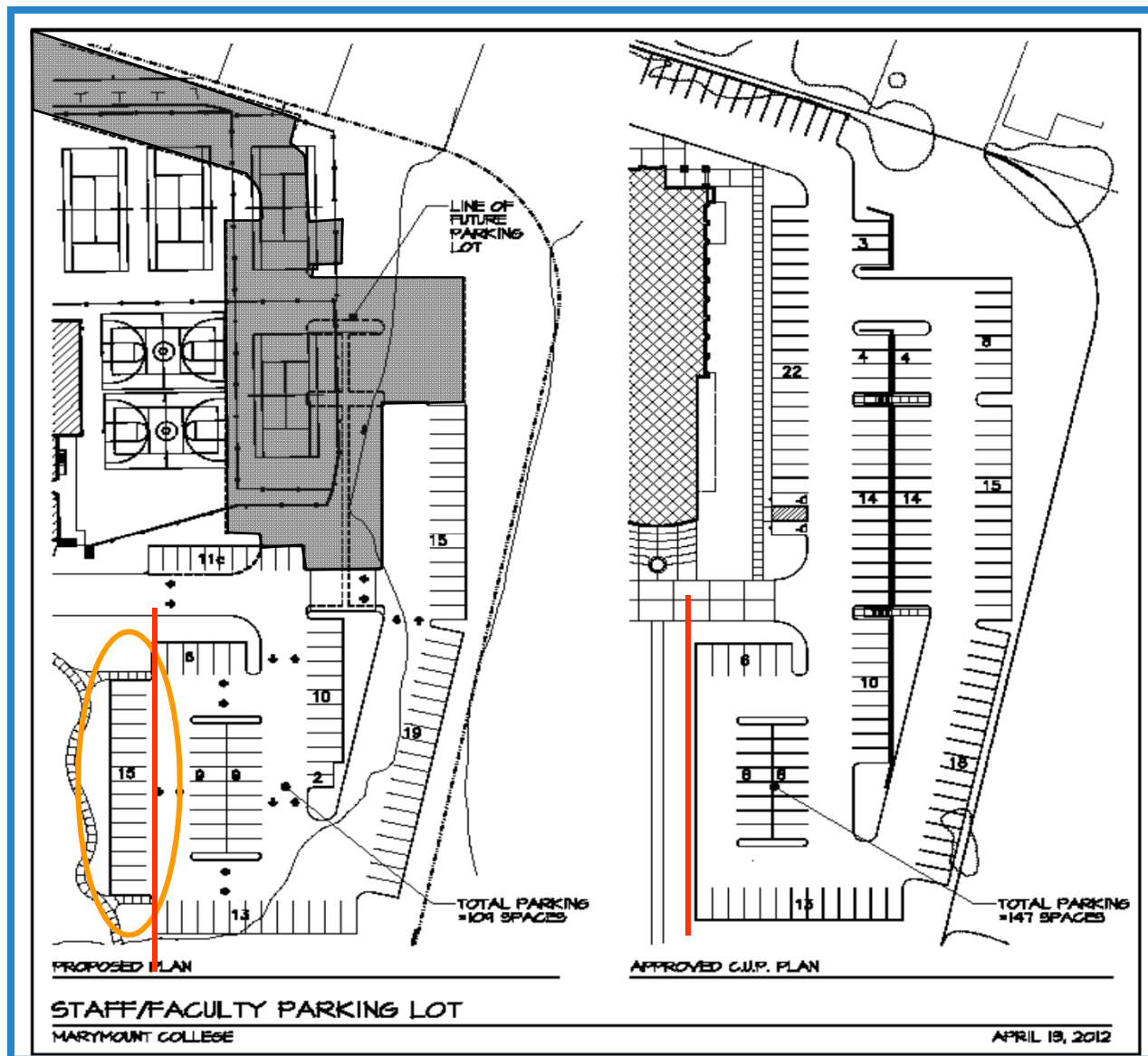
January 2013 Construction Commenced

August 6, 2013 Final Issued

February 18, 2014 City Council Meeting on 6-month review (continued public hearing)

PARKING LOT EXPANSION PROJECT PLAN





OPERATIONAL CONCERNS

Visual and Privacy Impacts

Noise Impacts

Lighting Impacts

Student Smoking and Littering Impacts

Outdoor Programs and Group Gatherings Impacts

NEIGHBORHOOD CONCERNS



MARYMOUNT'S RESPONSES TO STAFF REPORT

Prefer a 5-foot high fence along entire length of the parking lot

Disagree with vehicle type and day prohibition

Allow one other tent event (Gala) at the East Parking Lot

Extend condition compliance date from May 1, 2014 to June 15, 2014

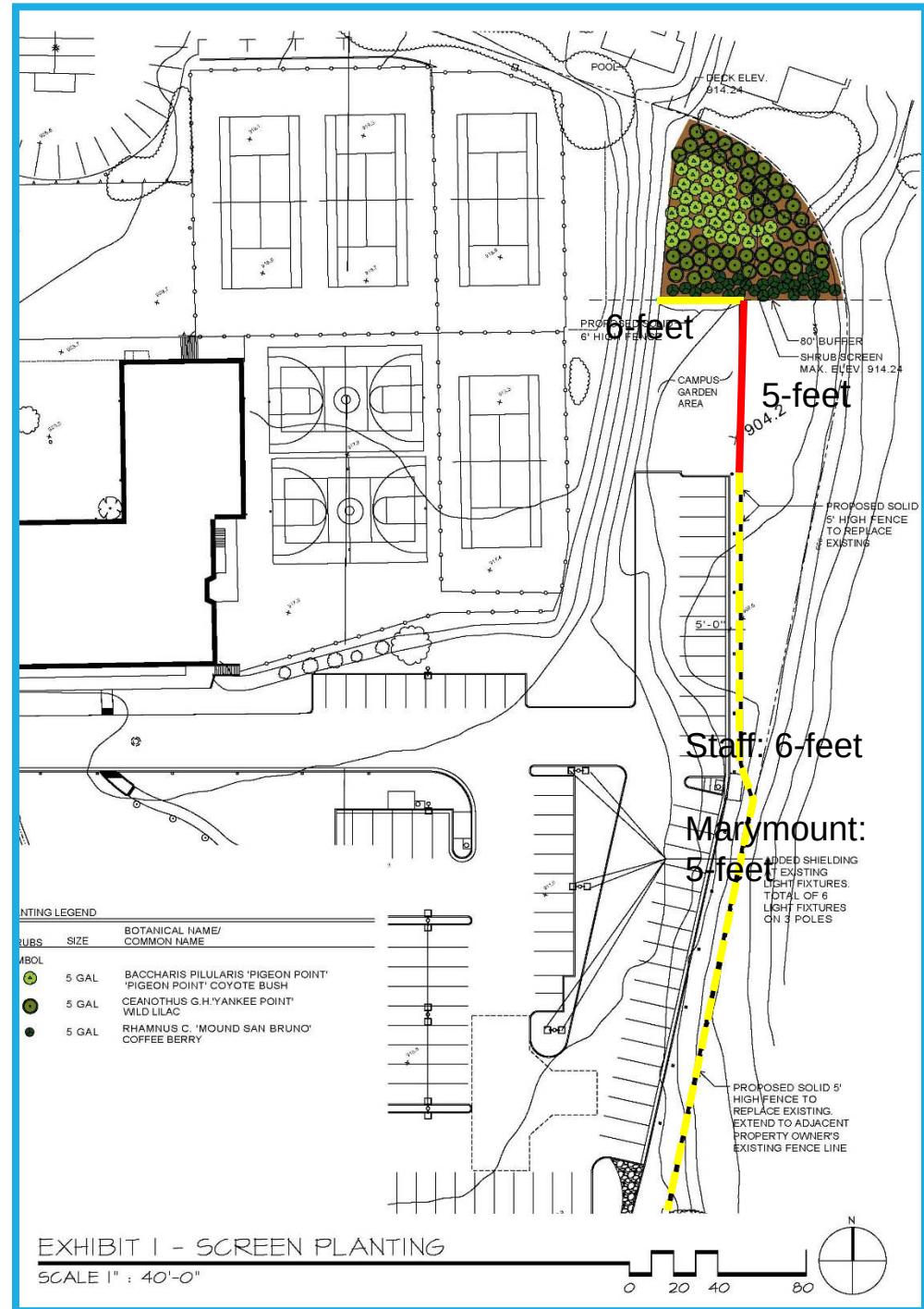
VISUAL AND PRIVACY

STAFF RECOMMENDATION:

6-foot fencing (except for
5-feet at the campus
garden shown in yellow)

MARYMOUNT REQUEST:

5-foot fencing



View From 2750 San Ramon Drive (Harris Property)



View From 2750 San Ramon Drive (Harris Property)



View From 2750 San Ramon Drive (Harris Property)



View From 2750 San Ramon Drive (Harris Property)



View From 2704 San Ramon Drive (Smith Property)



View From 2704 San Ramon Drive (Smith Property)



View From 2704 San Ramon Drive (Smith Property)



Marymount – East Parking Lot



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NOISE STAFF RECOMMENDATIONS

Requiring a noise study be conducted after installation of the new fence (Condition No. 150); and,

Reducing the permitted hours the parking lot can be used (Condition No. 160)

LIGHTING STAFF RECOMMENDATIONS

Requiring the 6-fixtures of the three eastern most 10-foot tall light standards to be shielded,

Limited to 1700 lumens per bulb (existing); and,

Turned off at 9:00 pm (Condition Nos. 152 and 156)

STUDENT SMOKING AND LITTERING

STAFF RECOMMENDATIONS:

Require additional trash receptacles with lids and “no smoking” and “no littering” signs be installed in the East Parking Lot (Condition Nos. 128 and 180)



OUTDOOR PROGRAMS AND GROUP GATHERINGS

STAFF RECOMMENDATION:

Limit outdoor programs and gatherings (Campus Garden) within the original Council approved parking lot footprint and define the buffer zone (Condition No. 131)



MISCELLANEOUS ITEMS

Allowing graduation ceremonies with amplified sound to occur in the East Parking Lot until an athletic field is constructed on site (Condition No. 136);

Restricted Use Covenant Condition language consistency with Council approved plan (Condition No. 79); and,

Conducting an additional review six months from **April 1, 2014** to review the effectiveness of the added conditions of approval.