

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



Thursday, October 21, 2021

After 8:30 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

In conformity with the Governor's Executive Order N-29-20 (3/17/20) and as a result of COVID-19, this public hearing will be conducted telephonically and will allow for remote public comment.

Options to Participate:

By phone: +1 213 338 8477 or +1 669 900 9128

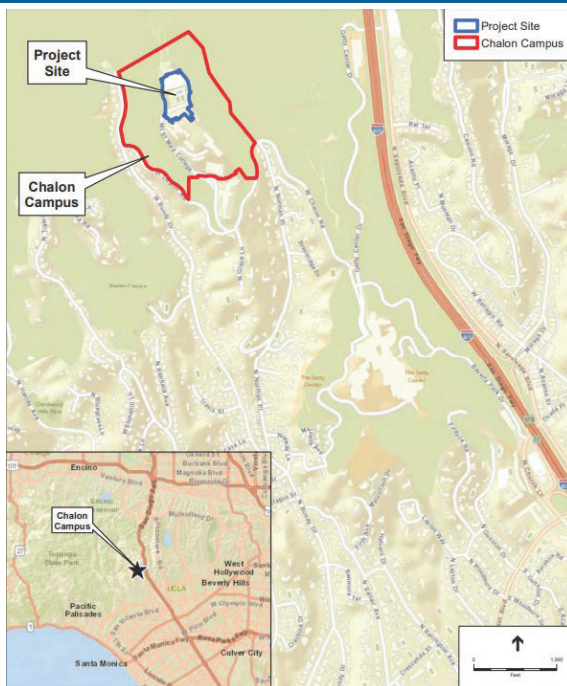
When prompted, enter the Meeting ID: 871 9318 3426

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/87193183426>

Enter Meeting ID: 871 9318 3426 and Passcode: 776286

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

12001 Chalon Road, Los Angeles, CA 90049

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

Original Project

The Original Project involves the demolition of two tennis courts, the outdoor pool area, two Facilities Management Buildings and the Fitness Center Building, and several surface parking lots on a 3.8-acre portion of the 45-acre Mount Saint Mary's (MSMU) Chalon Campus, and the development of a 38,000 square-foot two-story Wellness Pavilion, a new outdoor pool area, landscaped open space, and a two-story parking deck totaling 281 vehicle spaces (a net increase of 55 spaces). The Wellness Pavilion would provide students, faculty, and staff with a gym, multi-purpose rooms, a physical therapy lab, dance and cycling studios, lockers, showers, restrooms, and an equipment

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

storage area. The Original Project does not include a request to increase student enrollment, but will require the addition of one new staff person and would introduce three new types of events which could be attended by outside guests, students, faculty, and/or staff. The Original Project's new events would include: 1. Summer Sports Camps (which would operate over a 12 week period during the summer), 2. Health and Wellness Speaker Series (a maximum of eight annual events), and 3. Other Wellness/Sports Events/Activities (a maximum of four events per month). Additionally, Athenian Day and Homecoming, two existing events currently held on the Campus would be moved to the Wellness Pavilion to allow for potential increases in attendance. Under the Original Project a maximum of 400 daily outside guests would be permitted to attend the three new event types stated above. The Original Project would include a maximum building height of 42 feet, require a total of 20,524 cubic yards of grading (cut and fill), and 30 retaining walls ranging in height from two feet to a maximum height of up to 36 feet.

Alternative 5

The Department of City Planning recommends that Alternative 5, which was analyzed in the Final EIR (ENV-2016-2319-EIR) Chapter III, Revisions, Clarifications, and Corrections at Page III-1, be considered for approval in place of the Original Project. Overall, Alternative 5 is similar to the Original Project, but would result in: 1. A reduction of 11,181 cubic yards of grading and a two-month shorter construction period; 2. A reduction of 18 retaining walls of which the maximum height would be reduced to 17 feet; 3. A reduction of 2,500 square feet of the Wellness Pavilion floor area; 4. A net reduction of 46 vehicle spaces; 5. 36 fewer annual Other Wellness/Sport Events activities; and 6. Club Sports practices and events would be permitted. Additionally, Alternative 5 would implement and enforce a maximum daily vehicle trip cap for all vehicles attending a Summer Sports Camps, Health and Wellness Speaker Series, Other Wellness/Sports Events/Activities, or Club Sport Event, as compared to the Original Project, which would permit a maximum of 400 daily outside guests to attend the three new event types.

Actions Requested

Acciones Solicitadas por el Solicitante • 신청인이요청한실행사항 • 申請人所要求的事項

Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

The City Planning Commission will consider the Original Project and Alternative 5, including staff recommendations to approve Alternative 5 with the following environmental clearance and entitlements:

Requested Entitlements for the Original Project

ENV-2016-2319-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the City Planning Commission shall consider information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, No. ENV-2016-2319-EIR (SCH No. 2016081015) dated April 2018, and the Final EIR, dated June 2021 (Mount Saint Mary's Chalon Campus Wellness Pavilion Project EIR), as well as the whole of the administrative record;

CPC-1952-4072-CU-PA1

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 M, a **Plan Approval** to allow development of the Project in conjunction with the continued use of a private school in the RE40-1-H zone;

3. Pursuant to LAMC Section 12.24 F, a determination to permit a building height of 42 feet for the Wellness Pavilion, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d);

Actions Requested CONTINUED

Acciones Solicitadas por el Solicitante • 신청인이요청한실행사항 • 申請人所要求的事項

Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

ZA-2017-928-ZAD

4. Pursuant to LAMC Section 12.24 X.28, a **Zoning Administrator Determination** to permit a total of 20,524 cubic yards of grading (cut and fill), in lieu of the maximum cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21C.10(f)(1); and

5. Pursuant to LAMC Section 12.24 X.26 a **Zoning Administrator Determination** to permit the following modification to the number and height of retaining walls at the development site:

- a. an allowance of 30 retaining walls per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by LAMC Section 12.21 C.8; and
- b. a total of 30 retaining walls ranging in height from two feet to a maximum height of up to 36 feet, in lieu of the 12-foot height limit otherwise permitted by LAMC Section 12.21 C.8.

Requested Entitlements for Alternative 5

ENV-2016-2319-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the City Planning Commission shall consider information contained in the Environmental Impact Report prepared for the Project which includes the Draft EIR, No. ENV-2016-2319-EIR (SCH No. 2016081015) dated April 2018, and the Final EIR, dated June 2021 (Mount Saint Mary's Chalon Campus Wellness Pavilion Project EIR), as well as the whole of the administrative record;

CPC-1952-4072-CU-PA1

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 M, a **Plan Approval** to allow development of Alternative 5 in conjunction with the continued use of a private school in the RE40-1-H zone;

3. Pursuant to LAMC Section 12.24 F, a determination to permit a building height of 42 feet for the Wellness Pavilion, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d);

ZA-2017-928-ZAD

4. Pursuant to LAMC Section 12.24 X.28, a **Zoning Administrator Determination** to permit a total of 9,343 cubic yards of grading (cut and fill), in lieu of the maximum cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21C.10(f)(1); and

5. Pursuant to LAMC Section 12.24 X.26 a **Zoning Administrator Determination** to permit the following modification to the number and height of retaining walls at the development site:

- a. an allowance of 12 retaining walls per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by LAMC Section 12.21 C.8; and
- b. a total of 12 retaining walls ranging in height from two feet to a maximum height of up to 17 feet, in lieu of the 12-foot height limit otherwise permitted by LAMC Section 12.21 C.8.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the **Original Project and Alternative 5** and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for the Original Project and Alternative 5, to assess potential environmental impacts. The EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 63-day public review period from April 12, 2018 to June 13, 2018. The Final EIR was released in June 2021 and included a response to comments and text revisions to the Draft EIR based on input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. Written comments received will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Original Project or Alternative 5.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-1952-4072-CU-PA1
ZA-2017-928-ZAD

Related Case Number:

CPC-1952-4072-CU

Zone:

RE40-1-H

Land Use Designation:

Minimum Low Density Residential

Council District:

11-Bonin

Applicant:

Mount Saint Mary's University
Debra Martin

Representative:

Manatt, Phelps & Phillips, LLP
Victor De la Cruz

Overlays:

Not Applicable

Environmental Case Number(s):

ENV-2016-2319-EIR

Community Plan Area:

Brentwood-Pacific Palisades

Assigned Staff Contact Information:

Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review –

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Original Project and/or Alternative 5 will have access. Please contact the Staff Planner listed above to coordinate receipt of materials or to schedule an appointment to view the case files. The case files are available for public review, by appointment only, at City Planning offices located at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012

Copies of the Draft EIR and Final EIR are also available online at the Department of City Planning website at:

<https://planning.lacity.org/development-services/eir>

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing azenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1290, the Commission Office Main Line at (213) 978-1300 or by email at cpc@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.