

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Wednesday, July 14, 2021

9:30 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: (213) 338-8477 or (669) 900-9128

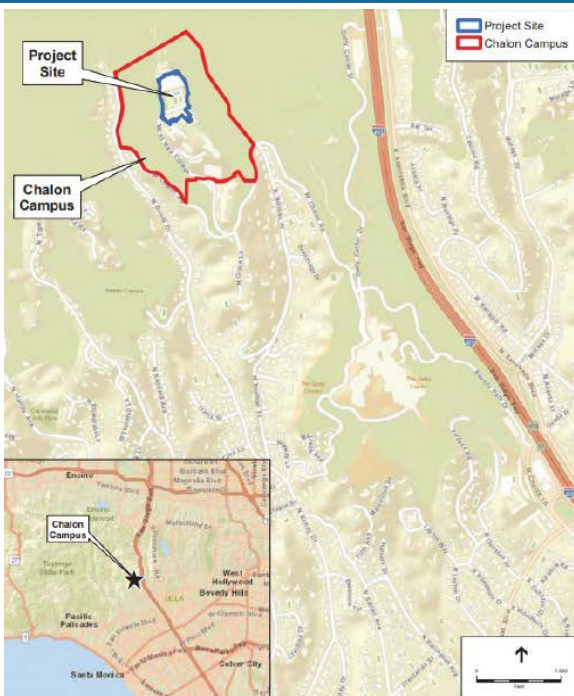
When prompted, enter the Meeting ID: 87355204670

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

<https://planning-lacity-org.zoom.us/j/87355204670>

Enter Meeting ID: 87355204670 and Passcode: 790190

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 Chalón 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

Proposed Project

The 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) Chalón 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 storage

Proposed Project CONTINUED

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

area. The Project does not include a request to increase student enrollment but would introduce three new types of events which could be attended by outside guests, students, faculty, and/or staff. The 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, two existing events with potential attendance increases, currently held at the Campus would be moved to the Wellness Pavilion. The Project would include a maximum building height of 42 feet and require a total of 20,524 cubic yards of grading (cut and fill).

Alternative 5

Alternative 5 involves the demolition of two tennis courts, the outdoor pool area, one Facilities Management Building 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 35,500 square-foot two-story Wellness Pavilion, a new outdoor pool area, landscaped open space, and several surface parking lots totaling 186 vehicle spaces (a net decrease of 46 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 storage area. Alternative 5 does not include a request to increase student enrollment but would introduce three new types of events which could be attended by outside guests, students, faculty, and/or staff. Alternative 5's new events would include: 1. Summer Sports Camps (which would operate over a 12 week period during the summer), 2. Health/Wellness Speaker Series (a maximum of eight annual events), and 3. Other Wellness/Sports Events/Activities (a maximum of 12 events per year). Additionally, two existing events with potential attendance increases, currently held at the Campus would be moved to the Wellness Pavilion, and Club Sports, but not intercollegiate sports, would be permitted. Alternative 5 would include a maximum building height of 42 feet and require a total of 9,343 cubic yards of grading (cut and fill).

Actions Requested by the Applicant

Acciones Solicitadas por el Solicitante • 신청인이요청한실행사항 • 申請人所要求の事項

Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

REQUESTED ACTIONS FOR THE PROPOSED PROJECT:

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2016-2319-EIR

1. The 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 the following height modification for the Wellness Pavilion:

a. A building height of 42 feet, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d);

ZAD-2017-928-ZAD

4. Pursuant to LAMC Section 12.24 X.28, a **Zoning Administrator Determination** to permit the following modification to the total amount of grading (cut and fill) allowed at the development site:

Actions Requested by the Applicant CONTINUED

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

Mga Pagkilos na Hiniling ng Aplikante • Դիմումատուի կողմից պահանջվող գործողություններ

- a. A total of 20,524 cubic yards of grading in lieu of the maximum by-right cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21 C.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 2 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 ACTIONS FOR ALTERNATIVE 5:

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2016-2319-EIR

1. The 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 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 the following height modification for the Wellness Pavilion:
 - a. A building height of 42 feet, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10 (d);

ZAD-2017-928-ZAD

4. Pursuant to LAMC Section 12.24 X.28, a **Zoning Administrator Determination** to permit the following modification to the total amount of grading (cut and fill) allowed at the development site:
 - a. A total of 9,343 cubic yards of grading in lieu of the maximum by-right cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21 C.10(f)(1);
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 2 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 Proposed 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 this 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 includes 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. If written comments are received, they 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 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:

Not Applicable

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 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 DEIR and FEIR are also available online at the Department of City Planning website at: <https://planning.lacity.org/development-services/eir>

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 email and/or call the assigned planner or email per.planning@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.