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March 11, 2022

CPC-1952-4072-CU-PA-1A
ZA-2017-928-ZAD-1A
ENV-2016-2319-EIR; SCH No. 2016081015
Council District 11

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, April 5, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following:

Council file No. 22-0062

Mount Saint Mary's University Chalon Campus (Campus) Wellness Pavilion project (Project) Environmental Impact Report (EIR), related and prepared Project Environmental Findings, Statement of Overriding Considerations, Mitigation Monitoring Program (MMP) prepared for the Project EIR, and related California Environmental Quality Act (CEQA) findings; report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by 1) Brentwood Homeowners Association (Representative: Kathleen Flanagan, Board President of Brentwood Homeowners Association); 2) Douglas P. Carstens, on behalf of Brentwood Residents Coalition, Brentwood Alliance of Canyons and Hillside, and Residential Neighbors of Mount Saint Mary's University; 3) Bundy Canyon Association (Representative: Jamie T. Hall, Channel Law Group, LLP; 4) Bernadette and Tim Leiweke, Barbara and Richard Bergman, Victor Antola, and Mary and David Vena (Representative: Neill E. Brower, Esq., Jeffer Mangels Butler and Mitchell, LLP); and 5) Timothy D. Reuben and Stephanie I. Blum, Reuben Raucher and Blum; from the determination of the LACPC in finding that the LACPC has reviewed and considered the information contained in the EIR, No. ENV-2016-2319-EIR (SCH No. 2016081015), dated April 2018, and the Final EIR, dated June 2021 (collectively, Project EIR), as well as the whole of the administrative record; certifying that the Project EIR has been completed in compliance with the CEQA, the Project EIR was presented to the LACPC as a decision-making body of the lead agency, and the Project EIR reflects the independent judgment and analysis of the lead agency; adopting the related and prepared Project Environmental Findings, Statement of Overriding Considerations, and the MMP prepared for the Project EIR; approving a Plan Approval to allow for the development of Alternative 5 in conjunction with the continued use of a private school in the RE40-1-H Zone, pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC); and, approving, 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); for the Project (Alternative 5) involving the demolition of two tennis courts, an outdoor pool area, one Facilities Management building, the Fitness Center building, and several surface parking lots on a 3.8-acre portion of the 45-acre Campus, and the

development of a 35,500 square-foot two-story Wellness Pavilion, a new outdoor pool area, Campus roadway improvements, new landscaped areas, and several surface parking lots totaling 186 vehicle spaces; the Wellness Pavilion will provide students, faculty, and staff with a gym, multi-purpose rooms, physical therapy lab, dance and cycling studios, lockers, showers, restrooms, and an equipment storage area; the Project does not include a request to increase student enrollment but will require the addition of one new staff person, and will introduce three new types of events which can be attended by outside guests, students, faculty, and/or staff; the Project's new events will include: (1) Summer Sports Camps (which will 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 12 events per year); two existing events, Athenian Day and Homecoming, currently held at the Campus, will be moved to the Wellness Pavilion to allow for potential attendance increases, and Club Sports, but not intercollegiate sports, will be permitted; the Project will include a maximum building height of 42 feet; for the property located at 12001 Chalon Road, subject to Modified Conditions of Approval.

Applicant: Debra Martin, Mount Saint Mary's University
Representative: Victor De la Cruz, Manatt, Phelps and Phillips, LLP
Case No. CPC-1952-4072-CU-PA-1A
Environmental Nos. ENV-2016-2319-EIR; SCH No. 2016081015
Related Case No. ZA-2017-928-ZAD-1A

Council file No. 22-0062-S1

Project EIR, No. ENV-2016-2319-EIR (SCH No. 2016081015), and related CEQA findings pursuant to CEQA Guidelines, Sections 15162 and 15164; report from the Los Angeles City Planning Commission (LACPC), and Appeals filed by 1) Bundy Canyon Association (Representative: Jamie T. Hall, Channel Law Group, LLP; and 2) Bernadette and Tim Leiweke, Barbara and Richard Bergman, Victor Antola, and Mary and David Vena (Representative: Neill E. Brower, Esq., Jeffer Mangels Butler and Mitchell, LLP); from the determination of the LACPC in finding that the Project was assessed in the previously certified Wellness Pavilion Project EIR, No. ENV-2016-2319-EIR, SCH No. 2016081015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project, and approving a Zoning Administrator Determination, pursuant to LAMC Section 12.24 X.28, 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 12.21 C.10(f)(1); and, approving a Zoning Administrator Determination, pursuant to LAMC Section 12.24 X.26, 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; for the Project (Alternative 5) that would require a total of 9,343 cubic yards of grading (cut and fill) and a total of 12 retaining walls ranging in height from two feet to a maximum height of up to 17 feet, in conjunction with development of the Wellness Pavilion; for the property located at 12001 Chalon Road, subject to Modified Conditions of Approval.

Applicant: Debra Martin, Mount Saint Mary's University
Representative: Victor De la Cruz, Manatt, Phelps and Phillips, LLP
Case No. ZA-2017-928-ZAD-1A
Environmental Nos. ENV-2016-2319-EIR; SCH No. 2016081015
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Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **22-0062** and **22-0062-S1** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Kathleen King

(213) 847-3624

kathleen.king@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.