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City of Los Angeles

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OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 22-0062

Council Meeting Date: April 8, 2022

Agenda Item No.: 6

Agenda Description: CONSIDERATION OF and ACTIONS RELATED TO THE MOUNT SAINT MARY'S UNIVERSITY CHALON CAMPUS (CAMPUS) WELLNESS PAVILION PROJECT (PROJECT) ENVIRONMENTAL IMPACT REPORT (EIR), RELATED AND PREPARED ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM PREPARED FOR THE PROJECT EIR, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; COMMUNICATION 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 Conditions of Approval.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	Blumenfield	ABSENT	Bonin	ABSENT	Buscaino
ABSENT	Cedillo	YES	de León	YES	Harris-Dawson
YES	Koretz	YES	Krekorian	ABSENT	Lee
YES	Martinez	YES	O'Farrell	YES	Price
ABSENT	Raman	YES	Rodriguez	YES	Wesson, Jr.


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Pursuant to Charter/Los Angeles Administrative Code Section(s): 12.24

FILE SENT TO MAYOR

04/12/2022

LAST DAY FOR MAYOR TO ACT

04/22/2022

APPROVED



4/12/2022

DATE SIGNED

Adopted Report(s) Title

Report from Planning and Land Use Management Committee_04-05-22