

July 15, 2009

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted P.C. Resolution No. 2009-27, certifying an Environmental Impact Report (EIR) with a Mitigation Monitoring Reporting Program (MMRP) and adopted P.C. Resolution No. 2009-28, approving with conditions, Conditional Use Permit No. 9 Revision 'E', Grading Permit, Minor Exception Permit, Variance, and Sign Permit to allow the construction of the Marymount College Facilities Expansion Project, with the exception of the Residence Halls (ZON2003-00317).

LOCATION: 30800 Palos Verdes Drive East

APPLICANT: Marymount College

Said approval allows the following construction (including demolition of existing buildings), referred to as the Marymount College Facilities Expansion Project, phased over eight years as described in the adopted Conditions of Approval:

Building	Total Existing Building (SF)	Proposed Building Demolition (SF)	Proposed Building Addition (SF)	Total Building (SF)
Existing Buildings				
Classroom/Academics	26,180	0	0	26,180
Auditorium/Fine Arts Studio	8,012	0	1,869	9,881
Faculty Office	7,346	0	7,455	14,801
Student Union/Bookstore/Faculty Dining	18,158	0	3,492	21,650
Administration/Admissions	9,450	0	2,100	11,550
Chapel	5,100	0	0	5,100
Buildings to be Removed				
View Room/Hall	1,530	(1,530)	0	0
Maintenance/Photo Lab	2,696	(2,696)	0	0
Bookstore/Health Center	2,870	(2,870)	0	0
Arts	3,648	(3,648)	0	0
Preschool	2,998	(2,998)	0	0
Library	4,072	(4,072)	0	0
Pool Equipment	208	(208)	0	0
Subtotal Existing Buildings	92,268	(18,022)	14,916	89,162
Library			26,710	26,710
Maintenance			1,975	1,975
Athletic Building			33,243	33,243
<i>Subtotal New Buildings</i>			61,928	61,928
<i>Total Square Footage</i>			76,844	151,090

In addition to the above, this approval allows the reconfiguration and construction of a total

of 463 parking spaces, the relocation and construction of the athletic field and tennis courts, and site improvements, including but not limited to fencing, retaining walls, retractable netting at the athletic field, pedestrian pathways, plazas, and fountains. The approved improvements will require 84,800 cubic yards of earth movement (combined cut and fill) to prepare the site for construction.

This approval is subject to the mitigation measures established in the MMRP pursuant to P.C. Resolution No. 2009-27 and the Conditions of Approval set forth in P.C. Resolution No. 2009-28. The adopted Resolutions, MMRP, and Conditions of Approval are available for viewing on the City's website and at City Hall.

The Planning Commission's decision constitutes the final action on the project. The clock for filing an appeal begins on Wednesday, July 15, 2009 (Day 1). Any interested party who wishes to appeal the Commission's decision to the City Council must follow the following timelines:

- An appeal of the Certified EIR must be submitted no later than the close of the business day on **Monday, July 27, 2009 at 5:30 p.m.**
- An appeal of the Planning Entitlements must be submitted no later than the close of the business day on **Thursday, July 30, 2009 at 5:30 p.m.**
- If an interested party intends to appeal both the Commission's certification of the project EIR and the decision of the planning entitlements, such an appeal must be filed by **Monday, July 27, 2009 at 5:30 p.m.** In this case, a single appeal from an interested party is necessary, but must state the grounds of the appeal for both the project EIR and the planning entitlements.

An appeal must be filed to the City's Planning Department with a letter stating the name(s) and contact information of the appellant(s) along with a detailed written statement of the grounds of the appeal. Additionally, pursuant to the City Council's adopted fee schedule, each appeal must include a filing fee of **\$2,255.00** at the time the appeal is filed. However, if an interested party wishes to appeal both the EIR certification and the planning entitlements, the payment of only one appeal fee will be necessary. In the event multiple appeals are filed by more than one interested party, these appeals will be packaged and presented to the City Council in a single Staff Report. Lastly, pursuant to Section 17.80.070.F, an appeal hearing at the City Council level is considered a De Novo hearing and the City Council is not limited to consideration of the materials presented to the Planning Commission. Any matter or evidence relating to the action on the application, regardless of the specific issue appealed, may be reviewed by the City Council at the appeal hearing.

Inquiries regarding this matter should be directed to Ara Mihranian, Principal Planner at (310) 544-5228 or via e-mail at aram@rpv.com.

Joel Rojas, AICP
Director of Planning, Building &
Code Enforcement