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August 4, 2016

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: ENV- 2016-2319-EIR

PROJECT NAME: Mount Saint Mary's University Chalon Campus Wellness Pavilion Project

PROJECT APPLICANT: Mount Saint Mary's University (MSMU)

PROJECT LOCATION/ADDRESS: The 3.8-acre Project Site is located within Mount Saint Mary's University's Chalon campus located at 12001 Chalon Road, Los Angeles, CA 90049.

COMMUNITY PLANNING AREA: Brentwood – Pacific Palisades Community Plan Area

COUNCIL DISTRICT: 11 – Mike Bonin

DUE DATE FOR PUBLIC COMMENTS: 4:00 p.m., September 2, 2016

SCOPING MEETING: Tuesday, August 16, 2016. See more information below.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as the Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Major Projects and Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Project. Agencies will need to use the EIR when considering permits or other approvals for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The Project description, location, and the potential environmental effects identified thus far are set forth in this document.

Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”.

PROJECT LOCATION: The 3.8-acre Project Site is located within the northern portion of Mount Saint Mary’s University’s Chalon campus located at 12001 Chalon Road, Los Angeles, CA 90049. The approximate 45-acre Campus is located along a ridge crest on the southern flank of the Santa Monica Mountains approximately one mile north of Sunset Boulevard and 0.3 mile west of the San Diego Freeway (I-405). The Campus is located within the City of Los Angeles Brentwood neighborhood. The developed portion of the Campus is bounded on the north, west, and east by undeveloped open space, owned by MSMU. The Getty Center owns open space approximately 0.4 miles to the southwest, which abuts the Campus. Single-family residential uses along Bundy Drive are located to the west downward of a steep sloping open space area. Single-family residential uses are also located along Chalon Road south of the Campus. Immediately south and adjacent to the Campus is the Carondelet Center (accessed off Chalon Road), a large building that serves as the provincial headquarters for the Sisters of St. Joseph of Carondelet, a separate entity from MSMU. While this property is separate from MSMU property, access to the Campus is through the Carondelet property.

PROJECT DESCRIPTION: MSMU is proposing to construct a Wellness Pavilion within the Chalon campus to replace the existing outdated fitness and recreation facilities. The existing facilities at the Campus are limited to an approximately 1,100 square foot structure that houses a small collection of exercise equipment, along with an adjacent outdoor pool area, and two tennis courts. The Project would require demolition and removal of the existing pool, tennis courts, fitness trailer, facility maintenance offices, surface parking, and landscaping. The proposed Wellness Pavilion would be a two-story, approximately 38,000 square feet multi-use building, which would house a recreation and practice gymnasium, multi-purpose rooms, exercise rooms, physical therapy lab, dance and cycling studios, offices and support space (i.e., lockers, showers, restrooms, equipment storage, and mechanical spaces). The Project would also include a new outdoor pool area, landscaped open space, and a new accessory parking deck immediately adjacent and to the north of the proposed Wellness Pavilion. The accessory parking deck would include parking at grade with one level above grade atop a concrete deck. A total of 279 parking spaces would be provided, compared to the existing 226 spaces, a net increase of 53 spaces. The additional 53 parking spaces would increase the number of parking spaces located on the Campus, reducing the number of student vehicles currently parking along Chalon Road.

The Project Site would be located entirely within existing developed areas of the Campus and would not include construction activities beyond the current Campus boundaries. The on-site fitness and recreation facility would primarily be used by MSMU’s student body, staff and faculty, as well as provide a practice facility for MSMU’s club sports teams (volleyball, basketball). Under the existing conditions, MSMU’s volleyball team practices are held off-site and require the team to be shuttled to and from the off-site practice facilities. Due to the limitations of the existing facilities, the basketball team practices, which are anticipated to commence in late August 2016, would also be held off-site. However, upon completion of the Project both team practices would

be held on-site, eliminating the team shuttle trips to and from the Campus. The facility would not be used for intercollegiate competition.

The Project does not include a request to change the permitted student enrollment limitations nor will it lead to increased student enrollment. Although the Project would result in an increase of 53 parking spaces, as part of the Project MSMU is volunteering a condition of approval specifying that these new net parking spaces may never be used to increase the student enrollment cap of 2,244 students. The focus of any future University growth is currently tied to the nontraditional programs, such as the Weekend/Evening College and Graduate programs, the online program, and the associate of arts program, which are all based at MSMU's Doheny campus located just south of Downtown Los Angeles. Student enrollment at the Chalon campus is below the maximum student enrollment limitation and MSMU has no intention of taking steps to increase student enrollment at the Chalon campus.

MSMU anticipates commencing construction as early as winter 2018, with construction activities occurring for approximately 22 months until fall 2019. Full use of the proposed Wellness Pavilion would occur upon completion of the construction activities.

REQUESTED PERMITS/APPROVALS: It is anticipated that approvals required for the Project would include, but may not be limited to, the following: 1) Plan Approval (Deemed-to-be-Approved) (Per LAMC § 12.24 M) and Determination to Permit a Building Height Modification (Per LAMC § 12.24 F). MSMU is requesting approval of the proposed Wellness Pavilion, outdoor pool area, landscaped open space, and accessory parking deck on the Chalon campus, where an Educational Institution is permitted as a deemed-approved conditional use, with a building height up to 42-feet, in lieu of the 30-foot maximum that would otherwise apply. 2) Zoning Administrator's Approval for Additional Grading in Hillside Area (Per LAMC § 12.24 X.28 (a)(5)): MSMU is requesting a Zoning Administrator's Approval to exceed the "by-right" maximum for non-exempt grading (under the Baseline Hillside Ordinance) on a site in the RE40 Zone. 3) Demolition Permits: Required to remove the existing on-site structures to allow for construction of the proposed buildings. 4) Construction permits, including building, grading, excavation, foundation, and associated permits. 5) Other approvals as needed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police Police), Recreation, Transportation/Traffic, and Utilities and Service Systems (Water).

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the Project's environmental analysis to be included in the Draft EIR. City staff, environmental consultants and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 pm and 8:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: Tuesday, August 16, 2016

Time: 6:00 p.m. to 8:00 p.m.

Arrive any time between 6:00 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants.

Location: MSMU Chalon Campus (Tennis Courts)
12001 Chalon Road
Los Angeles, CA 90049

A temporary tent structure will be set up on the tennis courts to host the Scoping Meeting. This location is within the proposed Wellness Pavilion Project Site. Directions to the Scoping Meeting from the entrance to the Chalon Campus off Chalon Road are as follows:

1. Proceed north on road to Security kiosk.
2. Check in with Security then proceed north on road.
3. Take third right, proceed east on road to end of street, turn left.
4. Park anywhere in Lots I and J.
5. Handicapped parking available in front of tennis courts and fitness center.

(See enclosed map for directions to the Scoping Meeting location within the Campus)

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., September 2, 2016.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: Kathleen King
Major Projects - Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
ENV-2016-2319-EIR

Fax: (213) 978-4656

Email: kathleen.king@lacity.org

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. The scoping meeting facility and its parking are wheelchair accessible.

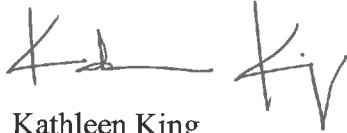
Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than 7 days prior to the scoping meeting by calling Darlene Navarrete at (213) 978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas.

Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la

disponibilidad de éstos servicios, por favor haga su petición al mínimo de siete días antes de la reunión, llamando a Darlene Navarrete a (213) 978-1332.

Vincent P. Bertoni, AICP
Director of Planning

Handwritten signature of Kathleen King in black ink.

Kathleen King
Planning Assistant
Major Projects

Enclosures

Scoping Meeting Map
Regional and Local Vicinity Map
Aerial View of Project Site
Site Plan
500-foot Radius Map