

BTC

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MAILING AFFIDAVIT

City Planning Commission
Case No.

Deputy Advisory Agency
Tentative Tract No.

CF No. CF-22-0062-S1

Parcel Map No.

Zoning Administrator
Case No.

Private Street No.

Coastal Permit
Case No.

Area Planning Commission
Case No.

Design Review Board
Case No.

Other DIR Cases
Case No.

SITE ADDRESS:

12001 CHALON ROAD

I, CHRIS OWENS, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 11th day of MARCH, 2022 Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
Abutting the subject site
[X] Owners and Occupants
Tenant Notice
[X] 100-foot Coastal Notice
State Coastal Commission
Adjacent Cities
[X] Applicant and Representative
City Newspaper Notice
[X] L.A. Unified School District, L.A. County
Regional Planning
Caltrans
Metropolitan Transit Authority
Certified Neighborhood Council
[X] Council Office and Council District Offices
Homeowner's Association
[X] Department of Neighborhood Empowerment

- City of Los Angeles Department
Building and Safety
City Administrative Officer
Community Redevelopment Agency
City of Los Angeles Department of
of Transportation
Bureau of Engineering
Appellant
[X] Interested Parties List (attached)
Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk

[Handwritten signature]

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

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 Campux, 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
Related Case No. CPC-1952-4072-CU-PA-1A

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.

APPLICANT/OWNER
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LOS ANGELES CA 90007

REPRESENTATIVE
MANATT, PHELPS & PHILLIPS, LLC
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LOS ANGELES CA 90067

REPRESENTATIVE
MANATT, PHELPS & PHILLIPS, LLC
ATTN: CARL LISBERGER
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7TH AND IROLO LTD
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SISTERS OF ST JOSEPH IN CA CORP
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TRS OF THE J PAUL GETTY TRUST
1200 GETTY CENTER DR #401
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11972 CHALON RD
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CAROLINE CRADDOCK
11978 CHALON RD
LOS ANGELES CA 90049

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ERNEST M & CLARA L LEE
11990 CHALON RD
LOS ANGELES CA 90049

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1131 N NORMAN PL
LOS ANGELES CA 90049

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HOWARD A BACAL
1221 N NORMAN PL
LOS ANGELES CA 90049

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JOHN E SCHWARTZ
111 VIA ESCORIAL
SAN CLEMENTE CA 92672

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606 S HILL ST #903
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AND CONSERV AUTHORITY
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JOHANN WANTUCH
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JONATHAN P & DANA L GLENN
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LOS ANGELES UNIFIED SCHOOL
DISTRICT
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DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N SPRING ST SUITE 2005
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NEIGHBORHOOD COUNCIL
NONE

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ALHAMBRA CA 91803

GC MAPPING SERVICE INC PNP
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COUNCILPERSON MIKE BONIN
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TRACY BRODY
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LESA & KENNETH ROSENRETER
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GLENWOOD L & MARYA A GARVEY
1559 N BUNDY DR
LOS ANGELES CA 90049

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FINCHEY SPORTSCARS INC
800 S BRAND BLVD
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SIMONE DE CAMARGO
1577 N BUNDY DR
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ROBERT B & RANDI M BELL
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LOS ANGELES CA 90049

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MI KIM SOO
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TODD GELFAND
1880 CENTURY PARK E #1600
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NEIL B & ROWENA HAAS
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RUBEN ANTON
1519 N BUNDY DR
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JOSHUA PHILLIPS
1565 N BUNDY DR
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ROBERT & URSULA GREER
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L A CITY
1149 S BROADWAY STE 610
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CITY ADMINISTRATIVE OFFICER
MAIL STOP 130
200 N MAIN ST 15TH FLOOR
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
MAIL STOP 115
201 N FIGUEROA ST
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FLR
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2
OCCUPANT
1450 N BUNDY DR
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OCCUPANT
1250 N BUNDY DR
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1260 N BUNDY DR
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OCCUPANT
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OCCUPANT
1277 N NORMAN PL
LOS ANGELES CA 90049

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1269 N NORMAN PL
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OCCUPANT
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add to
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OK

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Chatten-Brown and Carstens (Appellant)
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