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## MEMORANDUM

To: Councilmember Mike Bonin  
From: Raymond Klein, President  
Date: January 25, 2018  
Re: Mount Saint Mary's University Chalon Campus Wellness Pavilion Project

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On behalf of Brentwood Homeowners Association, I am writing to express our concerns regarding the pending application of Mount Saint Mary's University ("MSMU") Chalon Campus Wellness Pavilion Project. We have met with the school on several occasions and have reviewed the proposed project and we have also received comments from both adjacent neighbors and the greater community. Review of the DEIR may raise additional issues.

We thought it would be useful to convey our concerns and objectives and to request your support of the neighborhood as the process moves forward.

Although MSMU has been in the community a long time, and it is a university, in many respects it presents impacts similar to schools such as Archer School for Girls ("Archer") and Brentwood School ("BWS"). MSMU is located on residentially zoned land and could not exist without a conditional use permit. The normal operation of the school entails many more persons and vehicle trips than would be the case if it were a residential development.

The number of students, faculty, and staff; the number of vehicle trips; the number and size of buildings; the amount of parking on site; the number of visitors; the number and hours of special events, including the rental, lease or other outside use of facilities; are all characteristics of a school that present challenges to the surrounding residential community. Obviously, school projects do not put the interests of the neighborhoods first, as you have promised to do.

**Traffic.** Congestion and traffic is again our major concern. Small and large buses and personal vehicles use narrow residential streets like Norman Place, Benmore Terrace and Bundy Drive to access the campus, and all vehicle trips to and from the school must use Sunset Blvd. Any increase whatsoever in the already overtaxed roads would negatively impact the homeowners and infrastructure, and add to the crippling gridlock that consumes Sunset Blvd.

We understand that the nature of classes at MSMU results in a lower percentage of its vehicle trips being concentrated in peak hour traffic, but MSMU also generates more vehicle miles traveled since the majority of students do not live near the school as is true of Archer and BWS.

The objective must be to reduce the vehicle trips by students, faculty, and staff of MSMU, without increasing the size of shuttle vans on the residential streets. This could be done by a

combination of carpools, more shuttle vans, and more use of mass transit (including Expo and the Purple Line).

**Enrollment.** Enrollment is a concern because many impacts are influenced by the size of the student body. MSMU has been using an irrational basis for its enrollment cap – namely, a factor of its parking places. Any new approval must fix the enrollment cap at an absolute number.

*Although it appears that the legally permissible enrollment cap may actually be lower than the current enrollment, any new approval must not have a cap greater than the current enrollment.*

**Physical Improvements.** Following construction of the proposed Wellness Center, no additional buildings or structures should be added to the MSMU campus. The height, lighting, signage, and other such aspects of all buildings and structures should not create invasive impacts on the neighbors.

**Parking.** The number of parking spaces on campus should not be decreased. There should be no school related parking on Chalon or other residential streets.

**Special Events and Use Restrictions.** The nature, number, hours, and attendance at special school-related events should be limited. There should be no rental or leasing of the School and its facilities for filming; outside use of the campus for non-school related activities such as weddings and summer camps should not be permitted.

**Hours of Operation and Use of Site.** The days and hours of operation for the site should be clearly defined. Types of use (academic, extracurricular, athletic) should be included within those hours, and schedules of each use should be set prior to each semester. Particular attention should be paid to the use of the campus weekdays during peak hours as well as evenings and weekends when School activities have the most impact on the peace and quiet of the surrounding residential community.

**Covenant.** The parties should enter into a recorded and privately enforceable covenant for 20 years, with the right to three ten-year extensions. The covenant will reflect the above terms and also include other provisions that are common under the circumstances. The covenant should provide for liquidated damages for violations of its terms. The community parties to the covenant shall support MSMU's application for the Wellness Center.

We believe you have both the vision and experience to lead us to the right conclusion on this matter. We appreciate what you have done and continue to do for our neighborhood. We welcome the opportunity to sit down with you to further discuss our concerns.

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