



September 1, 2016

Via email: Kathleen.king@lacity.org

Kathleen King
Major Projects--Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Re: Mount Saint Mary's University Chalon Campus Wellness Pavilion Project
12001 Chalon Road, Los Angeles, CA 90049
Case No. ENV-2016-2319-EIR

Dear Kathleen King,

Thank you for the opportunity to comment on the proposed Environmental Impact Report for Mount Saint Mary's University's Chalon Campus Wellness Pavilion Project. On behalf of Brentwood Hills Homeowners Association (BHHA), representing approximately 500 homeowners in Mandeville Canyon, we submit the following comments to ensure the City's EIR will properly consider this project's potential impacts, as well as include ways to reduce or avoid these impacts altogether.

Parking: The last CUP approved by the City for MSMU authorizes parking of [244/268](#) spaces. It's actually confusing because on page 2 of the 1984 CUP, it states 268 spaces, but on all other pages in the CUP Amendment, it references 244 parking spaces. Which number is correct? In addition, the current scoping document (p 24) says that MSMU currently has a total of 561 spaces at the Chalon campus ... now how did that happen?!

- It appears that MSMU is already operating outside of their approved Conditional Use Permit.
- The public picture boards at their Scoping Meeting were also misleading, as they only stated that MSM will remove 226 space and provide 279 spaces in its place.

- We request MSMU have accurate, consistent and fully transparent communication with any and all of the organizations in the Brentwood Community throughout the EIR process.

Enrollment: The Jan 1984 CUP approved by the City explicitly authorizes enrollment at the Chalon campus for 750. The last CUP Amendment (July 1984) grants MSMU 268 parking spaces (x 4) for an implicit enrollment of 1072. MSMU's Nov 2, 2015 letter to Chalon neighbors admits to "Enrollment at the Chalon Campus is under 1600" and their current scoping document says MSMU is currently authorized for 2,244 students ... how did that happen!?

- It appears that MSMU is already operating outside of their approved Conditional Use Permit.
- The public picture boards at their Scoping Meeting were also misleading, as they only noted that they plan to remove 226 space and provide 279 spaces in its place, which implies a net impact to enrollment of $53 \times 4 = +212$. Since MSMU has admitted that they're already operating at close to 1600, but now claiming that they're authorized to operate at 2244, then theoretically, MSMU can increase enrollment by 644 (3x what their Scoping Boards say). But if we look at what MSMU is actually approved for, the increase in enrollment is actually 209% (1072 to 2244)
- We request MSMU have accurate, consistent and fully transparent communication with any and all of the organizations in the Brentwood Community throughout the EIR process.

Intersections to be Studied: As tax paying home owners west of MSMU, it is our experience that the impact to the community will be far greater than the 9 intersections they plan to study, so we request more intersections west of MSMU be studied.

- Please include Mandeville Canyon and 26th Street / Allenford, at both Sunset and San Vicente (a total of 4 additional intersections) in the intersections to be studied.

Impact to Trip Time: As tax paying homeowners in the community, we are most concerned about the increase in trip time, loss of our productivity, the cost to us personally and the companies we work for (hence revenue to the city and state). The number of cars that can theoretically clear a green light, or the rating of an intersection, have no meaning to us. The technology exists today to compute the impact to trip time. Let's use that!

- We would like to see the impact to overall trip time, based upon the real

increase in enrollment and traffic, specified during peak hours (7-9am and 3-7pm, Monday - Friday) for Construction periods as well as ongoing Operational periods, from all major intersections studied east to the 405.

Compounding effects of Concurrent Construction: We know that the City discounts the impact that construction has on residents, but we are extremely concerned about the compounded effect of many concurrent projects along Sunset Blvd (Archer School for Girls, Brentwood School East and West Campus projects, Rick Carruso's Pacific Palisades Project, etc.).

- We request a detailed construction schedule, showing the types and counts of construction vehicles that will be coming/going to/from the campus, by month, by day, by hour and by type of construction vehicle, for the full duration of the project.

Deviation to BHO: Regarding your requested deviation to the BHO - Any approved deviation for MSM on height, sets a dangerous precedent for similarly zoned properties in the area. Our community has a lovely, local feel to it and we do not want to open the doors for hi-rise buildings on Sunset, San Vicente or side streets similarly zoned.

Aesthetics / Wildlife / Recreational Trails: The Canyonback / Bundy Trails, part of the Westridge-Canyonback Trail loop, are cherished by our community and we want to ensure this development will have no impact on the view from the trails we fought so hard to save. We are concerned with the height of the building and the white color on the roofs.

Finally, we ask that you add our organization to the distribution list for all notices or documents related to this Project. Thank you for your consideration of the above. We look forward to a robust Draft EIR that carefully considers and analyzes not only the "potentially significant impacts" associated with the proposed project but also provides mitigation measures that will eliminate or at least lessen those effects to less than significant.

Debra Hockemeyer



VP & Treasurer
Brentwood Hills Homeowners Association