

MARYMOUNT COLLEGE SAN PEDRO CAMPUS (CITY OF LOS ANGELES)

- *Last Update: June 7, 2011*

Since 1998, Marymount College has utilized eighty-six (86) units of former Navy housing on Palos Verdes Drive North in San Pedro as student housing. The 11-acre site was leased by and then conveyed in fee to Marymount College under the provisions of the Base Realignment and Closure (BRAC) process after the Long Beach Naval Shipyard closed in the late 1990s. An adjoining 19-acre site was similarly transferred to Rolling Hills Preparatory School (RHP), which has been operating from temporary, modular buildings approved pursuant to a Conditional Use Permit (CUP) issued by the City of Los Angeles.

On May 26, 2011, Staff attended a meeting of the Planning and Land Use Committee of the Northwest San Pedro Neighborhood Council (NWSPNC), at which Marymount College representatives presented the first detailed look at the College's long-term plans for the San Pedro campus on Palos Verdes Drive North). The College will be proposing a 50-year master plan for the development of the site, which will require the approval of a CUP (and related CEQA review) by the City of Los Angeles. At build-out, major components of the project are expected to include housing for nine hundred (900) students; a complete range of structures typically associated with a 4-year college campus, including classrooms, library, bookstore, campus center and dining hall; and an athletic complex to be shared with RHP. One hundred (100) faculty and staff are expected to be employed on the San Pedro campus. The development of the campus will be phased over the life of the master plan, with the existing structures on the site being converted and/or replaced by new structures, as dictated by demand and funding availability. A preliminary construction timeline for the project is as follows:

Calendar Year	Master Plan Component(s)
2011	Construct 129-space surface parking lot along Palos Verdes Drive North and a campus maintenance facility in the southerly portion of the site; also begin modifying existing townhouse units to increase residential capacity, including conversion of the existing garages into living area.
2016	Construct the 3-story campus "signature" building ("The Old Main").
2020	Construct 2½-story classroom buildings with subterranean parking.
2035	Construct residence halls with a total capacity of nine hundred (900) beds; demolish portions of the existing townhouse units in phases.
2055	Construct dining hall and student union ("The New Old Main") with subterranean parking; demolish the remainder of the existing townhouse units; renovate "The Old Main" for other campus uses.

Marymount College intends to proceed this year with the above-mentioned improvements that are permitted "by right" (i.e., without the approval of a CUP). The College expects to submit its CUP application to the City of Los Angeles this summer, and has already begun the preparation of the traffic study for the project. Staff will continue to monitor this project in future Border Issues reports.