

## Myth vs. Fact

### Myth:

The College is “going around” the planning process.

### Fact:

Marymount College has done everything the Planning Commission asked us to do during the 10 year planning process.

The student housing is not a new idea: the City, when former Mayor Ken Dyda was a member of the City Council, approved an even bigger version of the dormitories in 1979 and then again in 1980. Unfortunately, financial conditions kept the College from building the student housing on-campus at that time.

Measure P also imposes “Quiet Hours” on the campus and requires all students to check in and out with adult supervisors between the hours of 10 p.m. – 7 a.m.

A Yes vote on Measure P means that Marymount will be required to conform to every Rancho Palos Verdes building, fire, landscaping and safety code. We will have to apply for and receive permits from the City as anyone doing renovation would, and we will be bound by the California Environmental Quality Act [CEQA].

Source: Campus Specific Plan, Section 4.E.; Campus Requirements 1,17

### Myth:

The modernization plan is undefined and once approved by the voters, the College can build whatever it wants.

### Fact:

Marymount will only be allowed to build what is approved by the voters.

The City Attorney’s Impartial Analysis states that substantial changes to Measure P would “require either approval of the City...or voter approval,” ensuring that the projects promised in Measure P are implemented as proposed.

Measure P is a clearly defined plan and provides the community with a transparent path to completion. It will enhance a valuable community asset without taxpayer funding.

It will be required to adhere to a strict City imposed timeline for completion.



The College will have to obtain all building permits from the City for every part of the plan. The City and the Citizens of Rancho Palos Verdes retain significant oversight.

Source: City Attorney's Impartial Analysis of Measure P, page 2  
Campus Requirements 1,3,48

Here is what voters are being asked to approve:

- New parking facilities to take student, faculty and visitor parking off residential streets
- New on-campus housing for students
- New state-of-the-art library and lecture hall
- New indoor athletic facility
- New pool
- Relocation of existing athletic field and tennis courts
- New art studio and maintenance building
- Upgrades of existing academic buildings

Source: Campus Specific Plan Section 3;  
Campus Requirements Nos. 34,38

### **Myth:**

Measure P: The Marymount Plan will increase the number of students at the College.

### **Fact:**

Measure P explicitly calls for the College to maintain the current cap on student enrollment at 793.

Source: Campus requirements No. 131 (a)

### **Myth:**

The plan provides no benefit to the residents of Rancho Palos Verdes.

### **Fact:**

Measure P has significant benefits for Rancho Palos Verdes' residents and requires no taxpayer funds to:

- Reduce student commuter traffic, making our community safer
- Provide new on-campus parking, eliminating the need for students, faculty or visitors to park on residential streets
- Build a state-of-the-art library
- Build a new indoor athletic center
- Build a new pool
- Create special programs for our families and children
- Increase revenue to the City for essential public services through more utility, sales and property taxes from the College

Source: Campus Specific Plan Sections 3;  
Campus Requirements Nos. 1,32,34,77

### **Myth:**

The College is only seeking the improvements for the development rights so that it can sell the College to a developer.

### **Fact:**

The property is not and has never been for sale.

Some people who oppose the Measure P cannot accept the fact that we want to modernize the campus and bring our facilities into the 21st century.

We want to make the neighborhood safer by reducing College-related commuter traffic and take student parking off our neighborhood streets. The Marymount Plan will allow us to build a new library, lecture hall, new athletic facilities and on-campus student housing, while working with the City to create programs for the benefit of our entire community.

### **Myth:**

The new buildings block neighbors' views.

### **Fact:**

Just the opposite. Special care was taken to make sure that neighbor's views are protected. All view corridors were carefully studied and extensive analysis and sophisticated technology was applied to ensure nothing intruded on anyone's views.

The Marymount Plan was designed so that views remain unobstructed and that 2/3 of the campus will remain open space and accessible to the community.

Source: Campus Requirements Nos. 41,159

### **Myth:**

The residents aren't qualified to make these kinds of planning decisions.

### **Fact:**

The single most important decision in the history of Rancho Palos Verdes was decided by the residents through the same process as Measure P: the initiative that founded our City. After 10 years of debate and discussion, we trust that the residents of our town can decide for themselves.