

## FINDINGS

(As Amended by the City Planning Commission at its meeting on September 14, 2023)

### **General Plan/Charter Findings (Charter Sections 555, 556, and 558)**

- 1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The project site is located in the South Los Angeles Community Plan within the University of Southern California (USC) Campus. The project involves a General Plan Amendment to the South Los Angeles Community Plan to change the land use designation on the project site from Medium Residential to Community Commercial, as well as a proposed Zone Change and Height District Change to change the zoning on the project site from R3-1-O to C2-2D-O, all to enable the replacement of an existing athletic field with a new stadium.

The subject property is immediately surrounded by a mix of urban uses, including athletic facilities, retail uses, and multi-family housing. Specifically, properties to the north, across 30th Street, are zoned RD1.5-1-O with a land use designation of Low Medium II Residential and developed with multi-family housing. Properties to the east, across University Avenue, are zoned R3-1-O with a land use designation of Medium Residential and developed with multi-family housing. Properties to the south, adjacent to the subject site and across 32nd Street, are zoned [Q]R4-1-O and R3-1-O with a land use designation of Medium Residential and developed with the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, 32<sup>nd</sup> Street USC Magnet Schools, and Shrine Auditorium and parking structure. Properties to the west, across Hoover Street, are zoned USC-3 with a land use designation of Community Commercial and developed with the USC Village, a recently completed 15-acre project that includes approximately 1.25 million square feet of development within a cluster of five-story buildings with retail uses and student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan. The USC main campus is located southwest of the project site.

The project will redevelop the site by replacing an existing soccer field (McAllister Field) with a new athletic stadium for the University of Southern California (USC) Women's Soccer and Lacrosse teams. The proposed stadium would consist of three (3) levels with a maximum height of 55 feet, 27,714 square feet of floor area, 2,202 fixed seats and 2,458 total occupants including standing room areas. The east side of the stadium consists of a two-story pavilion level with a height of 15 feet. A six-foot-tall fence is proposed along the 30th Street frontage and a continuous 12-foot-tall sports netting system would be installed on the east, north, and west sides of the stadium. The project will also include the sale and dispensing of beer and wine only for on-site consumption during stadium events.

The proposed stadium will provide a much needed service to existing and future USC Women soccer and lacrosse athletes, coaches, surrounding community and stadium game attendees with a modern facility that will replace an existing field consisting of grass, dated bleachers, and no amenities on site for athletes, attendees, and coaches including restrooms, training rooms, storage rooms, and locker rooms with a new state-of-the-art stadium that will provide the much needed amenities to the athletes and coaches while also contributing to the surrounding community by providing proper spectator seating, ADA seating, restrooms,

concession services, enhanced sport watching experience, improved pedestrian level streetscape and improved shielding from nearby residential uses. Additionally, by providing the service of food concessions, sale of beer and wine, gameday ticket sales, and training facility for the USC women soccer and lacrosse athletes, the project will help generate jobs and subsequently, attract an influx of employees, visitors, and customers. The project will also enhance the pedestrian experience with its modern design compared to the existing field, as well as blend in seamlessly with the surrounding USC Campus as the proposed design will resemble the Roman architecture style used throughout USC facilities and street landscaping. Furthermore, the proposed stadium will be honoring Title IX a federal civil rights law in the United States that requires all educational institutions in the US to reward male and female athletes equally therefore, the project will also support the growth of sport teams and enable sport opportunities for USC women students and young adults of the surrounding community.

Given that the proposed stadium will be replacing an existing field and is located within the USC University Park Campus that contains commercial, academic, artist, dining, athletic, residential, and parking uses, the removal of the athletic field and the development of the proposed stadium will contribute to the USC community and surrounding South Los Angeles community alike while using the subjects site to it's full potential.

If constrained to the limitations of the existing Height District 1 and the R3 Zone the subject property would be limited to multiple dwelling uses such as apartment houses, multiple dwellings and childcare facilities. The project would also be limited to the height standards of Height District 1 which would limit the stadium to a maximum height of 45 feet. In adopting the General Plan Amendment from Medium Residential to Community Commercial and the Height District Change and Zone Change from R3-1-O to C2-2D-O, the city finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the South Los Angeles Community Plan.

Therefore, the General Plan Amendment and Zone and Height District Change would contribute to and strengthen an area which has significant social, economic or physical identity.

**2. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

General Plan Land Use Designation

When approving any matter listed in Section 558, the City Planning Commission and the City Council shall make findings showing that the action is in substantial conformance with the purposes, intent, and provisions of the General Plan. If the City Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The site is presently zoned R3-1-O within the South Los Angeles Community Plan area, which designates the Site for Medium Residential land uses. The Site is within the University Park–Exposition Park–West Adams Neighborhood Stabilization Overlay (NSO) District, the Los Angeles State Enterprise Zone, and the Exposition/University Park Redevelopment Project Area.

The project involves a General Plan Amendment to the South Los Angeles Community Plan to change the land use designation on the Project Site from Medium Residential to Community Commercial, as well as a proposed Zone Change and Height District Change to change the zoning on the Project Site from R3-1-O to C2-2D-O, all to enable the replacement of an existing athletic field with a new stadium.

The proposed land use designation and zone change permit the proposed stadium use. The proposed Community Commercial land use designation corresponds to the C2, C4, RAS3, R3, RAS4, and R4 Zones. Thus, the recommended C2-2D-O Zone would be consistent with the adoption of the proposed land use designation and in substantial conformance with the purpose, intent, and provisions of the General Plan, as it is reflected within the South Los Angeles Community Plan.

The Community Plan goals and policies seek to revitalize the Community Commercial corridors through the implementation of design standards and guidelines, as well as by limiting the proliferation of undesirable uses and encouraging an equitable and diverse mix of quality uses along the corridors. The plan also establishes guidelines that improve the transition between new development along the corridors and adjacent lower-scale, single-family and multi-family homes. The development of the Project would support the overarching goals of the South Los Angeles Community Plan.

#### Land Use Element

South Los Angeles Community Plan. The Community Plan text includes the following relevant land use Goal, Objectives and Policies:

Goal LU8: High quality, context-sensitive design that is reflective of the desired community character and preserves the historic and cultural character of the district.

Policy LU8.2 Design for Quality. Support efforts to enhance community character, scale and architectural diversity, by promoting quality site and landscape design for new commercial uses.

Goal LU9: Areas of high pedestrian activity that thrive and vibrant, cohesive neighborhoods that feel inviting and safe.

Policy LU9.1: Design for Pedestrians. Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards such as maintaining a uniform street frontage and locating parking at the rear of lots.

Goal LU12: Strong and competitive community commercial areas that serve the needs of the surrounding community while preserving historic commercial and cultural character.

Policy LU12.2 Design for Transitions: The scale and massing of new development along corridors should provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods with lower development intensities and building heights.

Goal M1: A street system that is diverse and balances the needs of pedestrians, bicyclists, transit users, mobility-challenged persons and vehicles, while providing

sufficient mobility and abundant access options for the existing and future users of the street system.

Goal M3: Throughout the community, a street environment that is pleasant, universally accessible, safe, and convenient for pedestrians.

Policy M3.1 Pedestrian Access: Encourage walking by orienting building entrances to face the streets and sidewalks when designing access to new developments and buildings.

Goal M4: A safe, comprehensive, and integrated bikeway network that is accessible to all, and encourages bicycling for recreation and transportation.

Policy M4.3: Bicycle Amenities. Incorporate bicycle amenities (such as parking, lockers, changing rooms, and showers) in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park-and-ride facilities.

The proposed project will replace an existing soccer field (McAllister Field) with a new athletic stadium for the University of Southern California (USC) Women's Soccer and Lacrosse teams. The proposed stadium would consist of three (3) levels with a maximum height of 55 feet, 27,714 square feet of floor area, 2,202 fixed seats and 2,458 total occupants including standing room areas. The project will also include the sale and dispensing of beer and wine only for on-site consumption during stadium events.

The project would not provide any dedicated parking, as allowed by California Assembly Bill 2097, due to its proximity to a major transit stop (the Jefferson/USC stop of the Metro E (Expo) Line is located approximately 2,000 feet southeast of the project site). Instead, the project would have agreements in place to utilize parking spaces at the Hebrew Union College parking lot to the south, the Shrine Parking Structure to the southeast, and the USC Village parking structure to the west on game days. Unlike most typical land uses which need parking on a daily basis, the proposed stadium would be in operation approximately only 20 days a year for games open to the public and, thus, parking is not needed for the majority of the year.

Furthermore, the subject site is situated in a highly walkable neighborhood near the USC campus and is within a ½-mile walking distance from USC Village, which provides a number of amenities, such as retail stores and restaurants. As such, the location of the new stadium promotes walkability within and around the USC campus community. In addition, the project site is located near public transit stops that are serviced by two different Metro Bus lines; the Expo-USC Metro light rail stop is also located approximately 0.6 miles south of the stadium.

Properties to the north, across 30th Street, are zoned RD1.5-1-O with a land use designation of Low Medium II Residential and developed with multi-family housing. Properties to the east, across University Avenue, are zoned R3-1-O with a land use designation of Medium Residential and developed with multi-family housing. Properties to the south, adjacent to the subject site and across 32nd Street, are zoned [Q]R4-1-O and R3-1-O with a land use designation of Medium Residential and developed with the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, 32<sup>nd</sup> Street USC Magnet Schools, and the Shrine Auditorium and parking structure. Properties to the west, across Hoover Street, are zoned USC-3 with a land use designation of Community Commercial and developed with the USC Village, a recently completed 15-acre project that includes approximately 1.25 million square feet of mixed-use development within a cluster of five-story buildings with retail uses and

student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan. The USC main campus is located to the southwest of the site.

The project conforms with good planning practices by replacing an athletic field with a new state-of-the-art soccer and lacrosse stadium that is consistent with the proposed Community Commercial land use designation and the surrounding community. The requested Vesting Zone Change and Height District change is consistent with the proposed General Plan Amendment to change the land use designation from Medium Residential to Community Commercial. The requests will result in a site that conforms with good planning practices and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

### The Framework Element

The Framework Element of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a citywide comprehensive long-range growth strategy and defines citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 6.2: Maximize the use of the City's existing open space network and recreation facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

The proposed new stadium honors the 50th anniversary of Title IX and provides a consolidated state-of-the-art facility for the women's soccer and lacrosse teams that includes much needed training areas, coaches' offices, storage areas, and locker rooms and furthers USC's goal to prioritize university excellence in women's athletics with upgraded facilities.

The site is situated in a highly walkable location near the USC campus and is within a ½-mile walking distance from USC Village, which provides a number of amenities such as retail stores and restaurants. As such, the location of the new stadium promotes walkability from the USC campus community and helps to reduce the reliance on vehicles. The project is designed to create an interesting and comfortable pedestrian experience with varied and interesting architectural features built with high-quality materials. The stands are located on the south end of the property to preserve existing mature trees and place the massing away from pedestrians and residential uses along 30th Street.

The project site is located near public transit stops that are serviced by two different Metro Bus lines and the Expo-USC Metro light rail stop is located approximately 0.60 of a mile south of the stadium. Thus, the proposed stadium would be appropriately located on a site long used for USC athletics, placing visitors near existing institutional, commercial, and residential activity centers at the neighborhood level, with access to multiple local and regional bus lines. The project will comply with bicycle parking requirements with three (3) short term and six (6) long term bicycle parking spaces located along University Avenue. Furthermore, dedicated bicycle lanes along West 30<sup>th</sup> Street and Hoover Street connect the site to the USC University Park Campus. Bicyclists are also allowed to traverse along University Avenue. A sheltered Metro Bike Share bike sharing station is also located near the northeast corner of the project site at the intersection of University Avenue and West 30th Street. Thus, spectators will have ample opportunities to use alternative transportation, which would reduce motor vehicle use and help to reduce greenhouse gas emissions and air pollution.

The proposed stadium will provide a much needed service to existing and future USC Women soccer and lacrosse athletes, coaches, surrounding community and stadium game attendees with a modern facility that will replace an existing field consisting of grass, dated bleachers, and no amenities on site for athletes, attendees, and coaches including restrooms, training rooms, storage rooms, and locker rooms with a new state-of-the-art stadium that will provide the much needed amenities to the athletes and coaches while also contributing to the surrounding community by providing proper spectator seating, ADA seating, restrooms, concession services, enhanced sport watching experience, improved pedestrian level streetscape and improved shielding from nearby residential uses. Additionally, by providing the service of food concessions, sale of beer and wine, gameday ticket sales, and training facility for the USC women soccer and lacrosse athletes, the project will help generate jobs and subsequently, attract an influx of employees and customers. The project will also enhance the pedestrian experience with its modern design compared to the existing field, as well as blend in seamlessly with the surrounding USC Campus as the proposed design will resemble Roman architecture style used throughout USC facilities and street landscaping. Furthermore, the proposed stadium will also support the growth of sport teams and enable sport opportunities for USC students and young adults of the surrounding community.

Therefore, the requested Vesting Zone Change and Height District change is consistent with the proposed General Plan Amendment to change the land use designation from Medium Residential to Community Commercial. The requests would allow the proposed athletic stadium to replace an existing athletic field in an area that is suited for such uses. Therefore,

the Vesting Zone Change, Height District change and General Plan Amendment are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

### Air Quality

The Air Quality Element of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the city in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the city's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gasses. The Project would comply with applicable provisions of the CALGreen Code and the Los Angeles Green Building Code, which will serve to reduce the Project's energy usage.

### Mobility Element

The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The Project would ensure high quality pedestrian access to the stadium and promote convenient access to transit. Further, the project would comply with LAMC requirements with regard to pedestrian access and bicycle parking, which would also be consistent with Ordinance No. 185,480 requirements. The project will comply with bicycle parking requirements with three (3) short term and six (6) long term bicycle parking spaces located along University Avenue.

The primary visitor entrance to the site is located along University Avenue, a pedestrian-only street. This thoroughfare connects the surrounding properties, such as the various student housing units located on the north side of 30th Street and the adjacent Troy Hall student housing to the main campus. This allows for an opportunity to locate the main entrance at the grade level along the southeast corner. This is an optimal location to feasibly connect the pedestrian thoroughfare to the university and wider community. This location also allows easy access from the Hebrew Union College Parking lot.

The Community Plan designates the areas around Vermont Avenue and Exposition Boulevard and at Vermont Avenue and Manchester Boulevard as Community Centers. The Vermont Exposition area, where the project site is located, is well served by the Expo Line light rail and features a grocery store, community serving retail, government buildings, religious institutions, and access to the cultural and recreational resources at Expo Park, as

well as USC. The Vermont Manchester area stands out for its museums, the Coliseum, and other attractions at Expo Park and USC, both of which draw employees and visitors from across the region and is also characterized by retail, restaurants, religious institutions, and hotels, and is in close proximity to the new USC University Village shopping center at Jefferson Boulevard and Hoover Street.

The stadium would be located in close proximity to USC's campus, commercial areas, residential uses, and public transit, including two different Metro Bus lines and the Expo-USC Metro light rail stop is located approximately 0.60 of a mile south of the stadium. Further, spectators can easily walk to the stadium from a 60-foot-wide pedestrian-only mall that connects to USC's main campus.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project would not provide any dedicated parking, as allowed by California Assembly Bill 2097, due to its proximity to a major transit stop (the Jefferson/USC stop of the Metro E (Expo) Line is located approximately 2,000 feet southeast of the Project). Instead, the Project would have agreements in place to utilize parking spaces at the Hebrew Union College parking lot to the south, the Shrine Parking Structure to the southeast, and the USC Village parking structure to the west on game days. Unlike most uses located which need parking on a daily basis, the proposed women's soccer and lacrosse stadium would be in operation approximately only 20 days a year for games that include spectators and, thus, parking is not needed for the majority of the year for the stadium use.

Given the stadium's location, it is anticipated that a large percentage of spectators would walk or bike from the campus. Dedicated bicycle lanes along West 30th Street and Hoover Street connect the site to USC's University Park Campus. Bicyclists are also allowed to traverse along University Avenue. A Metro Bike Share bike sharing station is also located near the northeast corner of the Site at the intersection of University Avenue and West 30<sup>th</sup> Street.

The site is also served by several public transit stops that are serviced by two different Metro Bus lines and the USC Metro's light rail stop is located approximately 0.60 of a mile south of the stadium. Spectators and USC staff will be provided with the opportunity to ride public transportation and reduce motor vehicle use, which will help to reduce greenhouse gas emissions and air pollution.

Therefore, the Vesting Zone Change and Height District Change General Plan Amendment are consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

#### Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. The sewer system will be able to accommodate the total flows for the Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the Applicant will be required to build sewer lines to a point in the sewer system with sufficient



capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the Project.

**3. Charter Finding – City Charter Finding 558. The initiated General Plan Amendment to the South Los Angeles Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice, as described below.**

Public necessity, convenience, and general welfare of the South Los Angeles Community Plan will be better served by adopting the initiated Height District Change and Zone Change to change from R3-1-O to C2-2D-O and General Plan Amendment to change the designated land use designation from Medium Residential to Community Commercial and would allow for the replacement of an existing athletic field with a new stadium that would complement existing surrounding area and would provide a beneficial service to existing and future students of USC as a new stadium that will help cater the needs of women athletes at USC.

The proposed stadium is necessary to provide a much-needed service to existing and future USC Women soccer and lacrosse athletes, coaches and stadium game attendees with a modern facility that will replace an existing field consisting of grass, dated bleachers, and no amenities on

site for athletes and coaches including restrooms, training rooms, storage rooms, and locker rooms with a new state-of-the-art stadium that will provide the much-needed amenities to the athletes and coaches while also contributing to the surrounding community by providing proper spectator seating, ADA seating, restrooms, concession services, enhanced sport watching experience, improved pedestrian level streetscape and improved shielding from nearby residential uses.

The proposed stadium will be located within the USC University Park Campus that contains commercial, academic, artist, dining, athletic, residential, and parking uses, the removal of the athletic field and the development of the proposed stadium will contribute to the USC community and surrounding South Los Angeles community alike while using the subject site's full potential.

Additionally, the site is situated in a highly walkable location near the USC campus and is within a ½-mile walking distance from USC Village, which provides a number of amenities, such as retail stores and restaurants. As such, the location of the new stadium promotes walkability from the USC campus community and helps to reduce the reliance on vehicles. The project is designed to create an interesting and comfortable pedestrian experience with varied and interesting architectural features built with high-quality materials. The primary seating areas are located to the south end of the property to preserve existing mature trees and place the massing away from pedestrians along 30th Street.

Given the stadium's location, it is anticipated that a large percentage of spectators would walk or bike from the campus. The project will comply with bicycle parking requirements with three (3) short term and six (6) long term bicycle parking spaces located along University Avenue. Additionally, there are dedicated bicycle lanes located along West 30th Street and Hoover Street that connect the site to USC's University Park Campus. Bicyclists are also allowed to traverse along University Avenue (adjacent pedestrian mall). Additionally, a Metro Bike Share bike sharing station is also located near the northeast corner of the Site at the intersection of University Avenue and West 30<sup>th</sup> Street.

The project site is also located near public transit stops that are serviced by two different Metro Bus lines and the Expo-USC Metro light rail stop is located approximately 0.60 of a mile south of the stadium. The proposed stadium would be appropriately located on a site long used for USC athletics, placing visitors near existing institutional, commercial, and residential activity centers at the neighborhood level, with access to multiple local and regional bus lines. As such, the initiated General Plan Amendment to the South Los Angeles Community Plan will be in conformance with public necessity, convenience, and general welfare.

#### Good Zoning Practice

The project site is currently designated by the Community Plan for Medium Residential and is zoned R3-1-RIO, which does not permit a stadium use. The subject property has been developed and used as an athletic field for USC women's soccer and lacrosse teams for over 35 years since the City granted a Variance in 1988 under Case No. ZA-98-0609-ZV.

The existing field does not provide on-site facilities typical for student athletics nor does it provide the expected fan experience that adequately represents the success that both teams have shared. Currently, all the needed facilities such as team lockers, team amenities, and training facilities are located in either Heritage Hall or John McKay Center, which is a 10-minute walk from McAlister Field. This results in a 20-minute trip for both the players and coaches during practice sessions and game day events due to the round-trip commute between McAlister Field and the team locker rooms.

The General Plan Amendment to Community Commercial and corresponding Zone and Height District Change to C2-2D represents good zoning practice, as a stadium is a permitted use under the proposed land use designation and zone and aligns the long-standing use and proposed stadium with the appropriate land use and zoning designation.

If constrained to the limitations of the existing Height District 1 and the R3 Zone the subject property would be limited to multiple dwelling uses such as apartment houses, multiple dwellings and childcare facilities. The project would also be limited to the height standards of Height District 1 which would limit the stadium to a maximum height of 45 feet. In adopting the General Plan Amendment from Medium Residential to Community Commercial and the Height District Change and Zone Change from R3-1-O to C2-2D-O, the city finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the South Los Angeles Community Plan.

A new stadium located on the same site would continue to be compatible with the adjacent neighborhood, which is developed with a variety of institutional, commercial, and residential uses. The surrounding area has several parcels that contain the same land use and zoning designations. To the west of the site across South Hoover Street, is USC Village, a recently completed 15-acre project that includes approximately 1.25 million square feet of development within a cluster of five-story buildings with retail uses and student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan with a Community Commercial land use designation. South of the Site to the west of Hoover and north of Jefferson Boulevard is the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, and the 32<sup>nd</sup> Street USC Magnet Schools. Also, south of the Site is the Shrine Auditorium and Expo Hall, along with a parking structure and

the USC Price Research Centers, located on C2 zoned land with a Community Commercial land use designation. Therefore, the initiated General Plan Amendment to Community Commercial and corresponding zone change to C2 would be in conformity with good zoning practices and with development patterns in the immediate area.

As such, the project is in conformity with public necessity, convenience, general welfare and good zoning practice given that removing an existing athletic field with a stadium is consistent with the Community Commercial land use designation and complementary to the uses surrounding the project site.

**Vesting Zone Change, Height District Change, and “T” and “Q” Classification Findings.**

**4. Pursuant to Section 12.32 C of the Los Angeles Municipal Code (LAMC), and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

- a. Public Necessity and Convenience: The requested Zone Change and Height District Change for the project is in conformance with public necessity and convenience.

If constrained to the limitations of the existing Height District 1 and the R3 Zone the subject property would be limited to multiple dwelling uses such as apartment houses, multiple dwellings and childcare facilities. The project would also be limited to the height standards of Height District 1 which would limit the stadium to a maximum height of 45 feet. In adopting the General Plan Amendment from Medium Residential to Community Commercial and the Height District Change and Zone Change from R3-1-O to C2-2D-O, the city finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the South Los Angeles Community Plan.

In adopting the General Plan Amendment from Medium Residential to Community Commercial and the Height District Change and Zone Change from R3-1-O to C2-2D-O, the city finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the South Los Angeles Community Plan.

The proposed stadium is necessary to provide a much needed service to existing and future USC Women soccer and lacrosse athletes, coaches and stadium game attendees with a modern facility that will replace an existing field consisting of grass, dated bleachers, and no amenities on site for athletes and coaches including restrooms, training rooms, storage rooms, and locker rooms with a new state-of-the-art stadium that will provide the much needed amenities to the athletes and coaches while also contributing to the surrounding community

by providing proper spectator seating, ADA seating, restrooms, concession services, enhanced sport watching experience, improved pedestrian level streetscape and improved shielding from nearby residential uses.

The proposed stadium will be located within the USC University Park Campus that contains commercial, academic, artist, dining, athletic, residential, and parking uses, the

removal of the athletic field and the development of the proposed stadium will contribute to the USC community and surrounding South Los Angeles community alike while using the subject site's full potential.

Additionally, the site is situated in a highly walkable location near the USC campus and is within a ½-mile walking distance from USC Village, which provides a number of amenities, such as retail stores and restaurants. As such, the location of the new stadium promotes walkability from the USC campus community and helps to reduce the reliance on vehicles. The project is designed to create an interesting and comfortable pedestrian experience with varied and interesting architectural features built with high-quality materials. The primary seating areas are located to the south end of the property to preserve existing mature trees and place the massing away from pedestrians along 30th Street.

Given the stadium's location, it is anticipated that a large percentage of spectators would walk or bike from the campus. The project will comply with bicycle parking requirements with three (3) short term and six (6) long term bicycle parking spaces located along University Avenue. Additionally, there are dedicated bicycle lanes located along West 30th Street and Hoover Street that connect the site to USC's University Park Campus. Bicyclists are also allowed to traverse along University Avenue (adjacent pedestrian mall). Additionally, a Metro Bike Share bike sharing station is also located near the northeast corner of the Site at the intersection of University Avenue and West 30<sup>th</sup> Street.

The project site is also located near public transit stops that are serviced by two different Metro Bus lines and the Expo-USC Metro light rail stop is located approximately 0.60 of a mile south of the stadium. The proposed stadium would be appropriately located on a site long used for USC athletics, placing visitors near existing institutional, commercial, and residential activity centers at the neighborhood level, with access to multiple local and regional bus lines.

- b. General Welfare: The proposed project will benefit the general welfare with the development of a new state-of-the-art stadium that will help activate the subject site as the site is currently developed with an athletic field that is not pedestrian friendly. The proposed project will be high quality, aesthetically appealing, and it will provide suitable seating for soccer and lacrosse spectators, as well as ADA seating, athletic student and coach amenities that are in-demand in the surrounding community and USC community. Additionally, by providing the service of food concessions, sale of beer and wine, gameday ticket sales, and training facility for the USC women soccer and lacrosse athletes, the project will help generate jobs and subsequently, attract an influx of employees and customers. The project will also enhance the pedestrian experience with its modern design compared to the existing field, as well as blend in seamlessly with the surrounding USC Campus as the proposed design will resemble Roman architecture style used throughout USC facilities and street landscaping. These accommodations and project benefits are specifically made possible through the requested Zone Change and Height District Change allowing the development of a stadium on the subject site.
- c. Good Zoning Practices: The project conforms with good planning practices by replacing an athletic field with a new state-of-the-art soccer and lacrosse stadium that is consistent with the proposed Community Commercial land use designation and the surrounding community.

The proposed project will replace an existing soccer field (McAllister Field) with a new

athletic stadium for the University of Southern California (USC) Women's Soccer and Lacrosse teams. The proposed stadium would consist of three (3) levels with a maximum height of 55 feet, 27,714 square feet of floor area, 2,202 fixed seats and 2,458 total occupants including standing room areas. The project will also include the sale and dispensing of beer and wine only for on-site consumption during stadium events.

The project site is currently designated by the Community Plan for Medium Residential and is zoned R3-1-RIO, which does not permit a stadium use. The subject property has been developed and used as an athletic field for USC women's soccer and lacrosse teams for over 35 years since the City granted a Variance in 1988 under Case No. ZA-98-0609-ZV.

The existing field does not provide on-site facilities typical for student athletics nor does it provide the expected fan experience that adequately represents the success that both teams have shared. Currently, all the needed facilities such as team lockers, team amenities, and training facilities are located away from the existing field. The amenities and services provided by the project add to the utilization of the site as it currently does not provide necessary amenities to student athletes, coaches, and community members that would like to participate in watching a USC Women's Soccer or Lacrosse game at the proposed stadium. The proposed stadium will also be a beneficial addition to the existing neighborhood by encouraging pedestrian activity at the street level, improving the built environment by incorporating good design, residential barriers, and street landscaping, encouraging increase in visitors while also attracting employees and to an in-demand area in the City of Los Angeles.

If constrained to the limitations of the existing Height District 1 and the R3 Zone the subject property would be limited to multiple dwelling uses such as apartment houses, multiple dwellings and childcare facilities. The project would also be limited to the height standards of Height District 1 which would limit the stadium to a maximum height of 45 feet. In adopting the General Plan Amendment from Medium Residential to Community Commercial and the Height District Change and Zone Change from R3-1-O to C2-2D-O, the city finds that based on the above facts, the subject property is a part of the significant economic and physical identity expressed by the development, uses, and land designations in the immediate area and that the building and project site contribute to the physical identity of the South Los Angeles Community Plan.

The General Plan Amendment to Community Commercial and corresponding Zone and Height District Change to C2-2D represents good zoning practice, as a stadium is a permitted use under the proposed land use designation and zone and aligns the long-standing use and proposed stadium with the appropriate land use and zoning designation.

A new stadium located on the same site would continue to be compatible with the adjacent neighborhood, which is developed with a variety of institutional, commercial, and residential uses. The surrounding area has a number of parcels that contain the same land use and zoning designations. To the west of the Site is USC Village, a recently completed 15-acre project that includes approximately 1.25 million square feet of development within a cluster of five-story buildings with retail uses and student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan with a Community Commercial land use designation. South of the Site to the west of Hoover and north of Jefferson Boulevard is the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, and the 32<sup>nd</sup> Street USC Magnet Schools.

Also, south of the Site is the Shrine Auditorium and Expo Hall, along with a parking structure and the USC Price Research Centers, located on C2 zoned land with a Community Commercial land use designation.

Therefore, the initiated General Plan Amendment to Community Commercial and corresponding zone change to C2 would be in conformity with good zoning practices and with development patterns in the immediate area.

As such, the project is in conformity with good zoning practice given that removing an existing athletic field with a stadium is consistent with the Community Commercial land use designation and complementary to the uses surrounding the project site.

## **5. Tentative “T” and “Q” Classification Findings.**

Per LAMC Section 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the project. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this Site. The “Q” conditions that limit the scale and scope of future development on the Site are also necessary to protect the best interests of, and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan.

## **Conditional Use Findings - Alcohol**

### **6. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed project is a Conditional Use to allow the sale and dispensing of a beer and wine only for on-site consumption in conjunction with a new stadium. The requested Conditional Use would allow attendees of the sporting events the option to purchase alcoholic beverages, along with food products, from the stadium concession areas.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The on-site consumption of alcohol is a common and expected component at stadiums and sporting events, including at other USC affiliated sports. The sale and consumption of alcohol would be carefully controlled and include conditions to ensure safe and responsible consumption. As such, the on-site service of alcoholic beverages within the project as part of the stadium would enhance the built environment in the surrounding neighborhood and would provide a function that is beneficial and compatible with the character of the surrounding community and commercial viability of the region as a whole. Additionally, the subject property is located within close proximity to public transportation making it an ideal designation for Los Angeles residents traveling from different parts of the city.

Moreover, the subject site is requesting a General Plan Amendment to change the land use

designation from Medium Residential to Community Commercial to allow the development of a new stadium and the removal of an existing field. The proposed use will offer a unique service in the area and will complement the USC Campus and will allow the stadium to have a service that most stadiums provide. The subject property is also developed in a manner like surrounding properties as an athletic use in the USC Campus that resembles much of the architectural design as the rest of the campus. The subject use will serve a diverse population within the South Los Angeles Community Plan area. As such, the proposed sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed stadium will offer a convenient location for people who would like to enjoy soccer and lacrosse games accompanied with the service of beer and wine as well as other foods and snacks and will provide a service that is beneficial to the surrounding community as a stadium that contributes to providing opportunities to women of the USC community.

**7. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property consists of 15 contiguous lots comprising a total lot area of approximately 105,458 square feet with an approximately 394-foot frontage along 30th, and approximately 26-foot frontage along South University Avenue.

The subject property is located within the South Los Angeles Community Plan Area with a land use designation of Medium Residential with corresponding R3 Zone. The project site is zoned R3-1-O which is consistent with the existing land use designation. The site is within the University Park–Exposition Park–West Adams Neighborhood Stabilization Overlay (NSO) District, the Los Angeles State Enterprise Zone, and the Exposition/University Park Redevelopment Project Area. The subject site is also located within an Urban Agriculture Incentive Zone and a Methane Zone and is located 1.39 kilometers from the Puente Hills Blind Thrust fault.

The site is situated in a highly walkable neighborhood near the USC campus and is within a ½-mile walking distance from USC Village, which provides a number of amenities, such as retail stores and restaurants.

Properties to the north, across 30th Street, are zoned RD1.5-1-O with a land use designation of Low Medium II Residential and developed with multi-family housing. Properties to the east, across University Avenue, are zoned R3-1-O with a land use designation of Medium Residential and developed with multi-family housing. Properties to the south, adjacent to the subject site and across 32nd Street, are zoned [Q]R4-1-O and R3-1-O with a land use designation of Medium Residential and developed with the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, 32<sup>nd</sup> Street USC Magnet Schools, and the Shrine Auditorium and parking structure. Properties to the west, across Hoover Street, are zoned USC-3 with a land use designation of Community Commercial and developed with the USC Village, a recently completed 15-acre project that includes approximately 1.25 million square feet of mixed-use development within a cluster of five-story buildings with retail uses and student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan. The USC main campus is located to the southwest of the site.

The applicant is requesting a Conditional Use to allow the sale and dispensing of a beer and wine only for on-site consumption in conjunction with a new stadium. The requested Conditional Use would provide attendees of the sporting events the option to purchase

alcoholic beverages, along with food products, from the stadium concession areas.

Conditions have been imposed to encourage continued responsible management and deter criminal activity. Such conditions include required training for the sale and dispensing of alcohol, maintaining mode and character of the brewery and restaurant, and safety and surveillance. There will be no dancing permitted on the premises. No parking deviation has been requested. Nuisances are also addressed, including noise, litter, loitering, graffiti removal, and public drinking. The proposed operation of the stadium is subject to the City's Noise Ordinance. As conditioned, the proposed stadium with the sale and dispensing of a beer and wine only for on-site a will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

**8. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the city and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use element of the city's General Plan divides the city into 35 Community Plans. The subject site is located within the South Los Angeles Community Plan with a land use designation Community Commercial. The stadium use with the sale of beer and wine is consistent with this zone and land use designation.

The subject property is located in the R3-1-O Zone with a land use designation of Medium Residential within the South Los Angeles Community Plan. The project is also located in the South Los Angeles Alcohol Sales Specific Plan which addresses the existence of an unusually large number of establishments dispensing for the sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption that appears to directly contribute to numerous peace, health, safety and general welfare problems in the area, including loitering, littering, drug trafficking, prostitution, and public drunkenness. The Specific Plan establishes the requirement of a Conditional Use Approval from the City of Los Angeles for the sale of alcoholic beverages for off-site consumption. Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the sale of a full line of alcoholic beverages for on-site consumption and live entertainment. The project is consistent with the following goals and objectives of the Community Plan:

Goal 2: A strong competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development.

The proposed grant to allow the sale and dispensing of beer and wine during stadium events will allow the proposed stadium to provide a service to the surrounding community by resembling the service that other athletic stadiums provide. The request to serve and sell alcohol at the site will be consistent with these objectives and policies through the creation of a mix of commercial uses that would attract a variety of consumers and tenants, actively



promoting the area as a key economic center of the community. The project maintains a desirable commercial service within an area that allows for such uses.

The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which is walkable and accessible through public transit which includes a variety of commercial uses. The conditional authorization for the sale of alcoholic beverages is allowed through the approval of the City Planning Commission subject to certain findings. The required findings in support of the South Los Angeles Community Plan have been made herein. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

**9. The proposed use will not adversely affect the welfare of the pertinent community.**

The proposed location will be desirable to the public convenience and welfare and is proper in relation to adjacent uses and the development of the community. The Site has been used as an athletic field for USC's women's sports for over 30 years when the City granted a variance to the permit the use in the R3 zone, and the proposed stadium would be at the same location.

Properties to the north, across 30th Street, are zoned RD1.5-1-O with a land use designation of Low Medium II Residential and developed with multi-family housing. Properties to the east, across University Avenue, are zoned R3-1-O with a land use designation of Medium Residential and developed with multi-family housing. Properties to the south, adjacent to the subject site and across 32nd Street, are zoned [Q]R4-1-O and R3-1-O with a land use designation of Medium Residential and developed with the USC Caruso Catholic Center, Our Savior Parish Church, Hillel Jewish Center, 32<sup>nd</sup> Street USC Magnet Schools, and Shrine Auditorium and parking structure. Properties to the west, across Hoover Street, are zoned USC-3 with a land use designation of Community Commercial and developed with a recently completed 15-acre project that includes approximately 1.25 million square feet of development within a cluster of five-story buildings with retail uses and student housing, a grand plaza, lawn, and parking structure, which is located within the USC University Park Specific Plan. The USC campus center is located south of Jefferson Boulevard, east of Hoover, and west of the 110 Freeway

The service of alcoholic beverages would be a necessary and desirable component of the project because such uses have come to be expected at sports venues. Permitting alcohol sales and service on the project Site would not be detrimental to the character of development in the immediate neighborhood. Conditions would be implemented to provide training for vendors of alcoholic beverages to ensure compliance with current California Alcoholic Beverage Control requirements.

In addition, numerous conditions have been imposed to integrate the use into the community as well as protect community members from adverse potential impacts as well as additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

- 10. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the local Department of Alcoholic Beverage Control (ABC) licensing criteria, five licenses are allocated to the subject census tract (Census Tract 2247.02) including three on-site and two off-site licenses. Currently, there are five active on site licenses (although there are only seven (7) distinct operators, with one operator holding four licenses) and two active off-site licenses total in this census tract.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. Although the proposed project will result in the number of on-site licenses exceeding the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in a heavily developed urbanized area with a variety of commercial service establishments. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by a significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In this case, the project is a USC Women's Soccer and Lacrosse stadium in a heavily urbanized neighborhood. The project will provide a new and unique service and will cater to both local residents, USC students and staff that are 21 years and older and workers as well as tourists and visitors, and thus will provide a beneficial service. The project will provide new and unique services and will cater to both local residents and workers as well as tourists and visitors, and thus will provide a beneficial service. In addition, an alcohol license would not be unusual or unexpected with a proposed wine retail store and tasting use, and the project will not exceed the number of allocated off-site licenses. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department's Southwest Unit, within the Crime Reporting District. 328, which has jurisdiction over the subject property, a total of 373 crimes and arrests were reported in 2022, including 336 for Part I Crimes and 37 Part for II Crimes, compared to the citywide average of 156 crimes and arrests, and compared to the High Crimes average of 187 crimes for the same reporting period. It is not uncommon to have increased concentrations of crimes in a dense, urban area that is a regional and internationally known center and destination. Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (5), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), and Driving Under the Influence (3).

Given the project's location within a dense employment and residential center, the census tract's crime statistics related to alcohol are minimal and the issuance of an additional license to serve alcohol on-site is not anticipated to create a law enforcement problem. Furthermore,

the requested entitlement for alcohol sales that are incidental to the proposed stadium events is not anticipated to adversely affect crime rates, given the nature of the use which will primarily involve alcohol being consumed by spectators at stadium events. The sale of beer and wine only as a service for gameday events at the proposed stadium, will both provide a service that is common and normal for stadiums to have. The service of the sale of beer and wine will allow the proposed stadium to provide a unique and pleasant experience to all types of soccer and lacrosse spectators. The project will also continue to enhance the physical environment and, as conditioned, will not negatively impact the area. With nine surrounding establishments with alcohol licenses in the immediate and surrounding community, the project alone is unlikely to have a significant impact on local crime. The City Planning Commission has also incorporated numerous operational conditions to the grant that address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

**11. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is zoned for commercial uses and will continue to be utilized as such with the market store use. The following sensitive uses are located within a 1,000-foot radius of the site:

**Sensitive Uses**

Institute of Religion - The Church of Jesus Christ of Latter-day Saints 1057 West 30th Street

**Alcohol Uses**

Greenleaf Kitchen & Cocktails	929 West Jefferson Boulevard, #1650
Ramen Kenjo	929 West Jefferson Boulevard
Rock & Reilly's USC Village Restaurant & Bar	- 3201 South Hoover Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Although there are various residential neighborhoods nearby (including the nearest residential buildings to the north of the project site across 30th Street) and a church, the project has been designed such that the primary access points and the massing of the main structure are oriented away from the closest residences and the church. The church is located approximately 600 feet west of the project site, over a block away, and does not directly abutt the project site; as such, it is unlikely to be directly impacted by the project. Furthermore, the grant has been well conditioned with the incorporation of limited hours of alcohol sales as well as security, all of which would protect the health, safety, and welfare of the surrounding neighbors. The proposed uses will not detrimentally affect nearby residentially zoned communities because those communities expect the Project Site and the surrounding area to foster an atmosphere of a variety of commercial and institutional uses. As noted above, the Site has been used for USC women's athletic events for the past 30 years

without impact to the surrounding community, and the project will continue this existing use. The residential community to the north and east will be further buffered by West 30<sup>th</sup> Street and the 60-foot-wide pedestrian mall. As such, no detrimental effects on nearby communities are expected from the Project.

### **ADDITIONAL MANDATORY FINDINGS**

- 12.** The Proposed Project is located on a parcel identified in the Inventory of Sites prepared for the 2021-2029 Housing Element and was anticipated to accommodate 0.08 Lower Income units. The Proposed Project includes zero dwelling units. Therefore, the proposed project would result in fewer units by income category than those identified in the Housing Element.

Pursuant to Government Code (GC) Section 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than those identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GC Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GC Section 65584. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units, 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GC 65583.2.

- 13.** Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-271-EIR, certified on January 30, 2009 and as supported by the third addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project
- 14.** The National Flood Insurance Program rate maps, which are part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in a 500-year Flood Zone.