



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
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## LETTER OF DETERMINATION

**MAILING DATE: NOVEMBER 7, 2023**

**Case No. CPC-2022-5429-GPA-VZC-HD-CUB**  
CEQA: ENV-2009-271-EIR-ADD3  
Plan Area: South Los Angeles

Council District: 9 – Curren D. Price Jr.

**Project Site:** 902 – 944 West 30th Street; 3011 – 3111 South University Avenue;  
3042 – 3126 South Hoover Street; 835 – 847 West 32nd Street

**Applicant:** Bryan Eck, University of Southern California  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

At its meeting of **September 14, 2023** the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Replacement of 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 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 for on-site consumption during stadium events.

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in EIR No. ENV-2009-271-EIR certified on January 30, 2009; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR, or negative declaration is required for approval of the Project;
2. **Approved and Recommended** that the Mayor and the City Council **adopt**, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area;
3. **Approved and Recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change from R3-1-O to (T)(Q)C2-2D-O;
4. **Approved**, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a stadium in the C2-2D-O Zone;
5. **Adopted** the attached Modified Conditions of Approvals; and
6. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Noonan  
Second: Zamora  
Ayes: Gold, Lawshe, Leung  
Recuse: Millman  
Absent: Cabildo, Choe, Mack

**Vote: 5 – 0 – 1**



Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Zone Change and Height District Change, is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; or 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE: NOVEMBER 27, 2023**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Maps, Modified Conditions of Approval, Amended Findings, Resolution, Appeal Filing Procedures

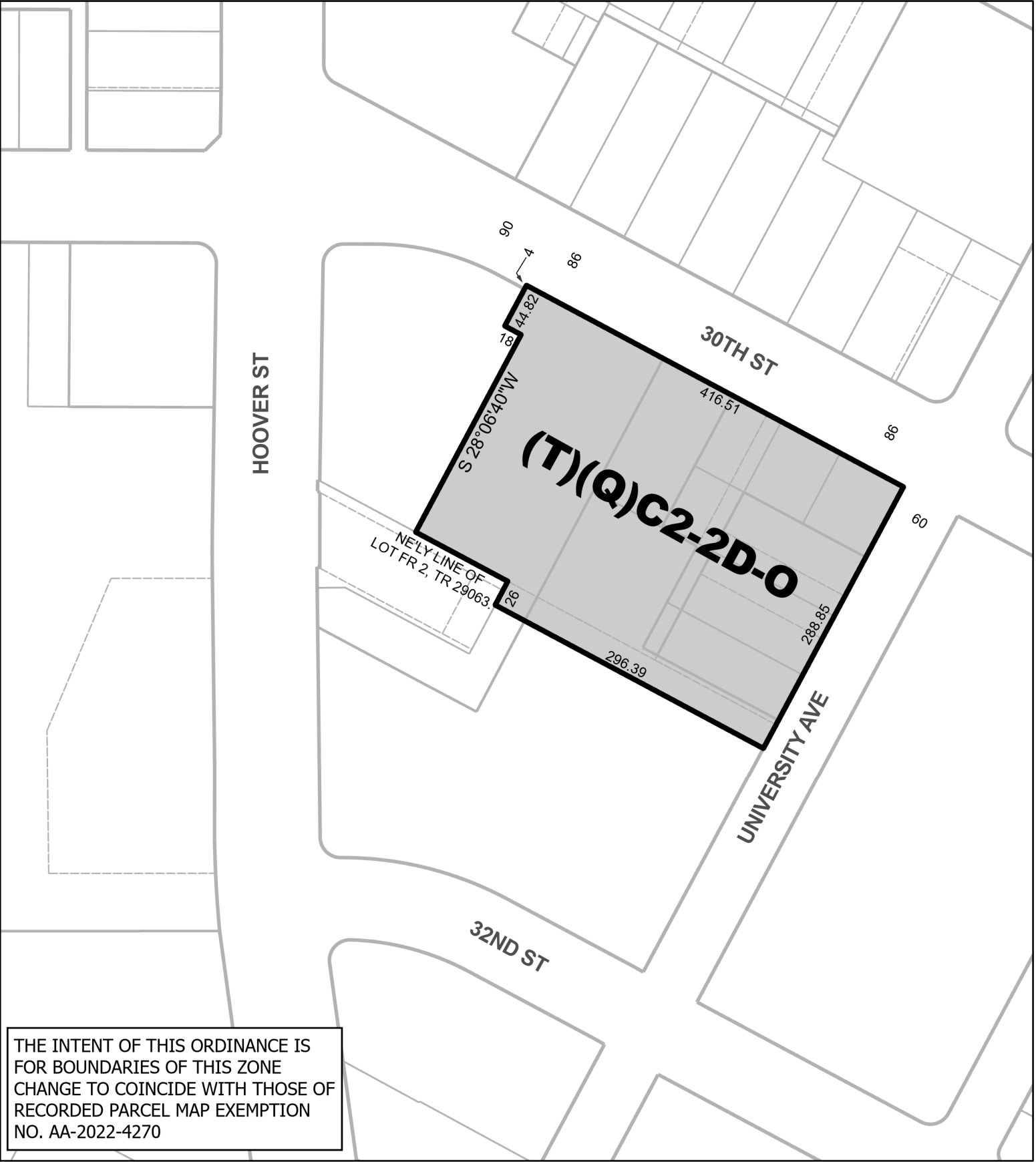
c: Heather Bleemers, Senior City Planner  
More Song, City Planner  
Stephanie Escobar, City Planning Associate

ORDINANCE NO. \_\_\_\_\_

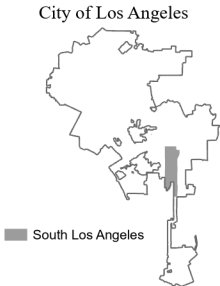
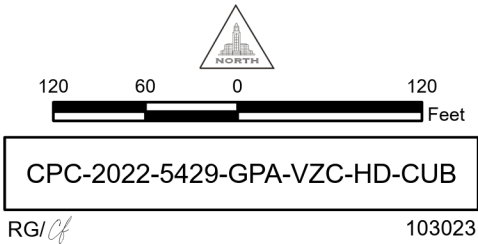
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



THE INTENT OF THIS ORDINANCE IS  
FOR BOUNDARIES OF THIS ZONE  
CHANGE TO COINCIDE WITH THOSE OF  
RECORDED PARCEL MAP EXEMPTION  
NO. AA-2022-4270



## (Q) QUALIFIED CLASSIFICATIONS

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

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
2. **Materials.** A variety of high quality exterior building materials, consistent with Exhibit A, shall be used. Facades shall use at least 2 different materials, not including stucco or glass or decorative elements such as railings. The variety of materials used shall include at least the following: Pre-finished metal fascia, cast stone, and brick masonry. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.
3. **Vehicle Parking.** Vehicle parking shall be provided pursuant to the LAMC and/or Assembly Bill (AB) 2097(2022).
4. **Bicycle Parking.** All bicycle parking required for the stadium by the Municipal Code shall be located within the City of Los Angeles.
5. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
6. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
7. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
8. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
9. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
10. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

## **“D” DEVELOPMENT LIMITATIONS**

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Building Height.** The project is permitted a maximum building height of 55 feet. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** The project shall be limited to a maximum floor area ratio (FAR) of 0.26:1.

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

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

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering.

### Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Street Dedications:

30th Street (Avenue II) - A 2-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II standards.

University Avenue (Local Street) – None

b. Street Improvements:

30th Street – Construct additional concrete sidewalk in the dedicated area including in the property line return. Repair and or replace any damaged, cracked or off-grade concrete curb, gutter and sidewalk along the property frontage. Close all unused driveways.

University Avenue – Repair any damaged, cracked or off grade concrete pavement along the pedestrian street and close any unused driveways satisfactory to the BOE – Central District Office.

- c. Provide proper drainage for streets being improved and for the site being developed.
- d. Roof drainage and surface run-off from the property shall be collected and treated on-site to the satisfaction of the Bureau of Sanitation, while the overflow is to the satisfaction of the Bureau of Engineering. The overflow must discharge through a curb drain outlet or a direct connection to catch a basin. All discharge must be by gravity flow from the property line. No pressurized discharge is allowed.

### **3. Bureau of Street Lighting**

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: three (3) on 30th St and three (3) on University Ave.

### **4. Street Trees**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.



## CONDITIONS OF APPROVAL

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

Pursuant to Sections 12.24 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

### Conditional Use Conditions

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to LA City Planning to impose additional corrective Conditions, if, in LA City Planning's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provide for the inclusion in the case file.
8. Authorized herein is the sale of beer and wine for off-site consumption in conjunction with 27,714 square-foot athletic stadium. The grant shall be subject to the following limitations:
  - a. The sale of beer and wine during stadium events shall end at 10:00 p.m.

- b. Indoor seating shall be limited to a maximum of 2,202 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  9. After hour use shall be prohibited, except routine cleanup. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
  10. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
  11. State licensed security guards shall be provided. There shall be at least one security guard for every 250 attendees for the duration of any games and/or special events that are open to the public. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services.
  12. Only the main entrance located along University Avenue shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
  13. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
  14. **Good Neighbor Program Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
    - a. Entry, visible to pedestrians
    - b. At the counter of all concession stands
- Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
19. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
20. The applicant shall provide LA City Planning a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
21. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
22. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
23. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

#### **Environmental Conditions - Mitigation Measures (MM)**

24. **Mitigation Measure A-1:** Temporary fencing (e.g., chain linked or wood) with screening material shall be used around the perimeter of a development site to buffer views of construction equipment and materials. In addition, the following fencing requirements shall be implemented:

- The applicant shall affix or paint a plainly visible sign, on publicly accessible portions of the construction barriers, with the following language: “POST NO BILLS.”
  - Such language shall appear at intervals of no less than 25 feet along the length of the publicly accessible portions of the barrier.
  - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
  - A sign shall be posted with the contact number of the construction manager so that he/she may address safety and other issues related to construction.
25. **Mitigation Measure A-2:** The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
26. **Mitigation Measure A-3:** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the City of Los Angeles Department of Planning.
27. **Mitigation Measure A-4:** All new sidewalks along the proposed Project’s street frontages shall be paved with concrete or other safe, non-slip material to create an environment accommodating to pedestrians.
28. **Mitigation Measure A-5:** All new street and pedestrian lighting within the public right-of-way required for the proposed Project shall be approved by the Bureau of Street Lighting and tested in accordance with its requirements.
29. **Mitigation Measure A-6:** All new street and pedestrian lighting required for the proposed Project, including lighting for the proposed athletic field, shall be shielded and directed away from any off-site light-sensitive uses.
30. **Mitigation Measure A-7:** All exterior windows and glass used on building surfaces shall be non-reflective or treated with a non-reflective coating. In addition, the exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
31. **Mitigation Measure B-1:** All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting and/or use of soil binders could reduce fugitive dust by as much as 61 percent in comparison to 55 percent for twice daily.
32. **Mitigation Measure B-2:** The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust such that dust emissions are not visible in the atmosphere beyond the property line of the emission source or the dust emissions

do not exceed 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.

33. **Mitigation Measure B-3:** All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. Use of dry rotary brushes for removal of mud or dirt from adjacent public shall be prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. In addition, use of blower devices for this activity shall be expressly forbidden.
34. **Mitigation Measure B-4:** All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust that would result in dust emissions visible in the atmosphere beyond the property line of the emission source or the dust emissions exceed 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.
35. **Mitigation Measure B-5:** All earth moving or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust that would result in dust emissions visible in the atmosphere beyond the property line of the emission source or the dust emissions exceed 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.
36. **Mitigation Measure B-6:** All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications and catalytic converters shall be installed on all heavy machinery working on-site, if feasible.
37. **Mitigation Measure B-7:** General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after five minutes when not in use, to reduce vehicle emissions. Construction activities should be phased and scheduled to avoid emissions peaks and pollutant emission generating construction activities discontinued during second-stage smog alerts.
38. **Mitigation Measure B-8:** Petroleum powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators unless use of electricity from power poles would present a safety concern to the general public or USC faculty, staff, or students.
39. **Mitigation Measure B-9:** Proposed buildings shall be designed to minimize the need for the application of architectural coatings. Where the application of architectural coatings is necessary, low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt, and architectural coatings, or pre-fabricated architectural panels, shall be used to reduce VOC emissions.
40. **Mitigation Measure B-10:** All areas where construction vehicles are parked, staged, or operating shall be visibly posted with signs stating, "No idling in excess of 5 minutes or shut off engines."

41. **Mitigation Measure B-11:** The project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be time of mobilization of each applicable unit of equipment. Off-road diesel-powered construction equipment shall meet the Tier standards based on the following schedule:
- January 1, 2011, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all diesel construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
  - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all diesel construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations, until such time that a Tier 4 replacement equipment is available.
42. **Mitigation Measure B-12:** To ensure compliance with SCAQMD Rule 403 and dust control requirements and mitigation measures, a person shall be designated as an on-site construction mitigation manager. This construction mitigation manager shall be identified prior to construction. Where applicable for large operations as defined in SCAQMD Rule 403, this person shall have completed the AQMD Fugitive Dust Control Class and been issued a valid Certificate of Completion and have a current CARB certification for Visible Emission Evaluation. Duties of the construction mitigation manager should include but are not limited to:
- Implementing a comprehensive communications strategy including establishment of a construction mitigation hotline.
  - Create construction surveys and monitoring plans to control dust, vibrations, work hours, and noise as well as issues such as preventing contractor parking on residential streets.
  - Implementing procedures to address complaints in a timely and effective manner.
  - Monitoring the dust control program and ordering increased watering, as necessary, to prevent transport of dust offsite.
43. **Mitigation Measure B-13:** The University shall ensure that emissions from all off-road diesel powered equipment used on the Project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the lead agency and SCAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be kept on-site throughout the duration of the

Project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SCAQMD and/or other officials may conduct periodic site inspections to determine compliance.

44. **Mitigation Measure B-14:** The University shall locate stationary construction equipment (e.g., generators) exhaust away from sensitive receptors such as fresh air intakes to buildings, air conditioners and operable windows.
45. **Mitigation Measure B-15:** The University shall employ a construction site manager to verify that engines are properly maintained and keep a maintenance log.
46. **Mitigation Measure B-16:** Diesel trucks used by construction contractor(s) at the site shall meet post-1996 diesel requirements. In addition, suppliers and vendors (e.g., soil export, concrete, lumber) that potentially could result in more than one delivery per day to the Project site shall have written into contracts a requirement that diesel trucks accessing the Project site must meet EPA's on- road diesel post-1996 requirements.
47. **Mitigation Measure B-17:** The use of conventional cut-back asphalt for paving shall be prohibited and the maximum VOC content of asphalt emulsion shall be restricted to standards set in SCAQMD Rule 1108.1.
48. **Mitigation Measure B-18:** A publicly visible sign with the telephone number and person to contact regarding dust complaints shall be clearly posted at the Project site. This person shall respond and take corrective action within 24 hrs.
49. **Mitigation Measure B-19:** Prior to land use clearance, the University shall include, as a note on a separate informational sheet to be recorded with map, dust control requirements. All requirements shall be shown on grading and building plans. In addition, prior to final occupancy, the University shall demonstrate that all ground surfaces are covered or treated sufficiently to minimize fugitive dust emissions.
50. **Mitigation Measure B-20:** All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
51. **Mitigation Measure B-21:** The University shall establish a program to make available MERV 10 filters during site grading/excavation activities within Subarea 3. Recipients shall be limited to sensitive uses (e.g., residential, schools, daycare centers) within the following area: south of West 29th Street; east of South Vermont Avenue; north of West Jefferson Boulevard; and west of uses immediately east of Hoover Street and also including 32nd Street Elementary School.
52. **Mitigation Measure B-22:** Monthly routine testing of emergency generators shall be scheduled on different days to minimize short-term emissions. If the emergency generators are owned by private enterprises leasing space from USC, the day on which the generators may be tested shall be specified in the lease.
53. **Mitigation Measure B-23:** The Applicant shall schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

54. **Mitigation Measure C-1:** The Applicant shall ensure that archival documentation (similar to Historic American Building Survey [HABS] level I documentation) will be prepared for individually eligible structures or district contributors that will be demolished prior to commencement of demolition. Copies of the documentation should be stored on campus in USC's archival repository. If requested, copies will be provided to the Office of Historic Resources and the Los Angeles Conservancy.

HABS Level I documentation shall consist of the following:

- architectural and historical narrative;
  - archival drawings;
  - if adequate archival drawings are not available, measured drawings will be produced; and
  - large format photography.
55. **Mitigation Measure C-2:** Prior to receipt of the first Certificate of Occupancy, the Applicant shall nominate individual resources that have been identified in the EIR as potentially eligible for the National Register, California Register or as Los Angeles Historic-Cultural Monuments to the appropriate programs based on the significance of the individual buildings. (See Mitigation Measure C-5 for district nomination).
56. **Mitigation Measure C-3:** To ensure that historic buildings are appropriately renovated and maintained and that the impact of new construction is mitigated to a less than significant level, the University shall implement the development guidelines and procedures established in the AMMA, which is included as Appendix C-3 to the Draft EIR, which shall function as a rehabilitation and maintenance plan and a plan for compatible new construction for the identified historic district and its contributing features. This will ensure that historic structures and landscapes, both individually significant and contributors to the identified historic district, will be rehabilitated according to the *Secretary of the Interior's Standards*, and maintained according to preservation maintenance guidelines. The guidelines shall be consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The plan shall include:
- historic overview and context;
  - identification of individual historic resources assessments, including character-defining features;
  - principles of rehabilitation;
  - guidelines for exterior and site rehabilitation and maintenance; and
  - a Procedure for Project Implementation that establishes the specific process for project review for the rehabilitation, reuse, demolition, or adjacent new construction of buildings or sites within the USC University Park Campus Historic District, requires the services of a qualified historic preservation consultant, and includes review by the Office of Historic Resources (refer to Mitigation Measure C-6 for further discussion of this requirement).



57. **Mitigation Measure C-4:** Prior to receipt of the first Certificate of Occupancy, the Applicant shall prepare an interpretative plan for the Historic District. This plan will be used as part of USC's ongoing community outreach efforts and on-campus orientation and tours. Interpretive displays in the public areas of district contributors will be considered, as appropriate.
58. **Mitigation Measure C-5:** Prior to receipt of the first Certificate of Occupancy, the Applicant shall nominate the historic district identified as potentially eligible for the California Register for listing in the California Register.
59. **Mitigation Measure C-6:** In accordance with the Procedure for Project Implementation in the AMMA (see Mitigation Measure C-3), the University shall work with qualified preservation professionals to ensure Standards-compliant projects on campus, including the design of rehabilitation projects for district contributors, compatibility of new construction within the historic district, and periodic site visits to monitor construction adjacent to district contributors to ensure that such activities comply with the Secretary of the Interior's Standards. Historic professionals shall meet the National Park Service standards.<sup>5</sup> The Procedure for Project Implementation shall apply to the proposed construction, alteration, addition, demolition, reconstruction, relocation, or removal of any building, object, or site that is:
- identified as an individual resource;
  - identified as a contributor to the USC University Park Campus Historic District;
  - identified as a resource that is both an individual resource and a contributor to the USC University Park Campus Historic District;
  - identified as a non-contributor to this Historic District; or
  - a potential development site located within the Historic District that is currently vacant or otherwise does not contain a building.
- For each type of potential activity, the Procedure for Project Implementation shall indicate: the role and responsibilities of the qualified historic professional; whether review is required by the Office of Historic Resources; and what type of public review and/or comment period (if any) is required.
60. **Mitigation Measure C-7:** The Applicant shall offer up to \$25,000 in relocation assistance to any interested party willing to relocate the two (University Club–Faculty Center and Registration Building) historic buildings that are slated for demolition provided the interested party can demonstrate a commitment to a rehabilitation of the historic building in compliance with the Secretary of Interior Standards. Such offering shall be made prior to the issuance of a demolition permit for either of these buildings.
61. **Mitigation Measure C-8:** If a unique archaeological resource is discovered during Project construction activities, work in the area shall cease and deposits shall be treated in accordance with Federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines 4.5 would be implemented.
62. **Mitigation Measure D-1:** The design and construction of the proposed Project shall conform to the Los Angeles Building Code seismic standards as approved by the City of

Los Angeles Department of Building and Safety.

63. **Mitigation Measure D-2:** Geotechnical observation and testing shall be completed during the placement of new compacted fills, foundation construction, buttresses, stabilization fills, ground improvement, and any other geotechnical-related construction for each development occurring within the Project site in accordance with the requirements set forth by the City of Los Angeles Department of Building and Safety.
64. **Mitigation Measure D-3:** Individual development projects that require new building permits within the Project site shall be required to prepare site-specific geotechnical reports. The geotechnical reports shall include detailed geotechnical recommendations with regard to pile or drill caissons, footings, slabs, fill, shoring, retaining walls, site drainage, and other construction features which address the specific site conditions, design, and footprint of the proposed buildings. The geotechnical reports shall be prepared to the satisfaction of the City of Los Angeles Department of Building and Safety.
65. **Mitigation Measure D-4:** Development occurring in the former athletic field area of the Campus shall be required to provide a current subsurface geotechnical report. Specific geotechnical recommendations addressing the underlying soils shall be incorporated into the geotechnical reports for this area, and all additional geotechnical mitigation measures would be followed both prior to and during construction.
66. **Mitigation Measure D-5:** Prior to the issuance of building or grading permits, the Applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the City of Los Angeles Department of Building and Safety.
67. **Mitigation Measure D-6:** Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
68. **Mitigation Measure D-7:** Appropriate erosion control and drainage devices shall be provided to the satisfaction of the City of Los Angeles Department of Building and Safety. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Los Angeles Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
69. **Mitigation Measure D-8:** Stockpiled and excavated soil shall be covered with secured tarps or plastic sheeting.
70. **Mitigation Measure C-9:** A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project site where excavations into the older Quaternary Alluvium may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections will be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where

appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains.

If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

71. **Mitigation Measure E-1:** If during construction activities, including demolition, excavation and grading work, discolored or odorous soils are uncovered, construction activities shall be halted until the impacted area can be evaluated. Soil sampling, and if appropriate, soil vapor sampling, shall be conducted in accordance with applicable regulatory guidance documents to determine if the contamination, if any, is above regulatory levels or guidelines. Personnel conducting the sampling shall be appropriately trained in accordance with the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response Standard (HAZWOPER). If contamination is detected above acceptable regulatory levels, remediation activities shall be conducted. The remediation could consist of excavation and disposal of impacted soil; in-situ treatment; and/or vapor extraction. If necessary, remedial efforts shall be conducted under the oversight of regulatory agencies including, but not limited to, the Department of Toxic Substances Control (DTSC); the City of Los Angeles Fire Department (LAFD); and the Regional Water Quality Control Board (RWQCB).
72. **Mitigation Measure E-2:** Monitoring and testing of USTs shall be continued in accordance with applicable regulations. If an UST is uncovered during the construction activities, the UST shall be removed (abandoned) in accordance with LAFD regulations. Soil sampling of the tank excavation shall be completed and if soil contamination is found, the impacted soil shall be remediated (excavated) to acceptable regulatory levels.
73. **Mitigation Measure E-3:** Prior to the issuance of demolition permits for individual construction sites within the Project site, the University shall submit verification to the City of Los Angeles Department of Building and Safety that an asbestos survey has been conducted at all existing buildings located on the construction site. If asbestos is found, the University shall follow all procedural requirements Coast Air Quality Management District Rule 1403.
74. **Mitigation Measure E-4:** Prior to the issuance of demolition permits for individual construction sites within the Project site, the University shall submit verification to the City of Los Angeles Department of Building and Safety that a lead-based paint survey has

been conducted at all existing buildings located on the construction site. If lead-based paint is found, the University shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint.

75. **Mitigation Measure E-5:** During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.
76. **Mitigation Measure E-6:** Prior to issuance of a building permit for a structure located within a Methane Zone or Methane Buffer Zones, the Applicant shall comply with the applicable requirements of the City's Methane Seepage Regulations as set forth in Section 91.7101, *et seq.* of the City's Municipal Code.
77. **Mitigation Measure E-7:** During construction activities, appropriately trained construction foremen and/or supervisors shall be available to monitor the construction site for impacted soil. The foremen and/or supervisors shall be 40-hour OSHA HAZWOPER trained. In addition, field monitoring equipment (such as photo- ionization detectors, flame ionization detectors, organic vapor analyzers, or 4-gas meters) shall be utilized by construction personnel to monitor site conditions for potential hazardous conditions. If significant levels are detected by the monitoring equipment, or if conditions are identified by the construction personnel, the construction activities shall stop until further assessment of the situation can be completed by appropriate health and safety personnel.
78. **Mitigation Measure H-1:** A temporary, continuous and impermeable minimum 10 feet high, sound barrier wall shall be erected between the Project construction area and adjacent off-site noise sensitive receptors when construction activities are within 250 feet of the noise sensitive receptors and there are no intervening buildings between the construction area and the noise receptors.
79. **Mitigation Measure H-2:** Construction activities shall not occur beyond the City's allowable daytime hours of 7:00 A.M. to 9:00 P.M. Monday through Friday, on Saturday before 8:00 A.M. and after 6:00 P.M., and no construction activities shall occur on Sundays or any national holidays.
80. **Mitigation Measure H-3:** Power construction equipment shall be equipped with state-of-the- art noise shielding and muffling devices. All equipment shall be properly maintained to assure that no additional noise due to worn or improperly maintained parts would be generated.
81. **Mitigation Measure H-4:** Stationary source equipment that is flexible with regard to relocation (e.g., generators and compressors) shall be located so as to maintain the greatest distance possible from sensitive land uses and unnecessary idling of equipment shall be prohibited.
82. **Mitigation Measure H-5:** Loading and unloading of heavy construction materials shall be located on-site and away from noise-sensitive uses, to the extent feasible.
83. **Mitigation Measure J.1-1:** The Applicant shall develop and implement a Construction Traffic Management Plan that shall include notification to the LAPD of any lane closures

or other road construction.

84. **Mitigation Measure J.1-2:** During Project construction, the Applicant shall ensure that LAPD access will remain clear and unobstructed.
85. **Mitigation Measure J.1-3:** During Project construction, the Applicant shall implement security measures including security fencing, lighting, and the use of a seven- day, 24-hour security patrol.
86. **Mitigation Measure J.1-4:** The Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit on crime prevention features appropriate for the design of the proposed Project.
87. **Mitigation Measure J.1-5:** Entryways, elevators, lobbies, and parking areas shall be well illuminated and designed to eliminate areas of concealment.
88. **Mitigation Measure J.1-6:** Upon Project completion, the Project Applicant shall provide the Southwest Area and Newton Area Commanding Officer with a diagram of each portion of the property, including access routes, and provide additional information that might facilitate police response.
89. **Mitigation Measure J.1-7:** The Applicant shall complete an annual assessment of on-site Project-related crime and, in response, develop and implement additional security measures.
90. **Mitigation Measure J.2-1:** The Project Applicant shall submit building plans including a plot plan for approval by the Los Angeles Fire Department prior to the recordation of the final map or approval of building permit. The plot plan shall include the following:
  - Fire lanes, where required, shall be a minimum of 20 feet in width clear to sky, posted with a sign of no less than three square feet in area and/or painted with “Fire Lane No Parking” and have an adequate approved turning area. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width;
  - No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway, of an improved street, access road, or designated fire lane, unless otherwise approved;
  - Access for LAFD apparatus and personnel shall be provided to and into all structures;
  - Locations and sizes of all fire hydrants; and
  - All structures shall be within 300 feet of an approved fire hydrant.
91. **Mitigation Measure J.2-2:** The Project Applicant shall consult with the Los Angeles Fire Department and incorporate fire prevention and suppression features appropriate to the design of the proposed Project.
92. **Mitigation Measure J.2-3:** During construction, the following measures shall be implemented:
  - Access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three

square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

- No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
  - Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
93. **Mitigation Measure J.3-1:** Prior to construction, the Applicant shall contact the LAUSD Transportation Branch regarding potential impact to school bus routes.
  94. **Mitigation Measure J.3-2:** Unrestricted access for school buses shall be maintained on street rights-of-way during construction.
  95. **Mitigation Measure J.3-3:** During Project construction, construction vehicles shall comply with the provisions of the California Vehicle Code, including stopping when encountering school buses using red flashing lights.
  96. **Mitigation Measure J.3-3:** Project construction activities shall not endanger passenger safety or delay student drop-off or pick-up due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights.
  97. **Mitigation Measure J.3-4:** Safe and convenient pedestrian routes to LAUSD schools shall be provided.
  98. **Mitigation Measure J.3-5:** Project contractors shall maintain on-going communication with school administration at affected schools, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted.
  99. **Mitigation Measure J.3-6:** If necessary, appropriate traffic controls (signs and temporary signals) shall be installed to ensure pedestrian and vehicular safety during construction.
  100. **Mitigation Measure J.3-7:** Hauling past school sites shall be prohibited, except when school is not in session. If that is infeasible, hauling shall be prohibited during school arrival or dismissal times.
  101. **Mitigation Measure J.3-8:** No staging or parking of construction-related vehicles, including worker-transport vehicles, shall be permitted adjacent to school sites.
  102. **Mitigation Measure J.3-9:** Crossing guards shall be provided when safety of students may be compromised by construction-related activities at impacted school crossings.
  103. **Mitigation Measure J.3-10:** Barriers and/or fencing shall be installed around construction sites to secure construction equipment and site to prevent trespassing, vandalism, and attractive nuisances.

104. **Mitigation Measure J.3-11:** Security patrols shall be provided to minimize trespassing, vandalism, and short-cut attractions.
105. **Mitigation Measure L.3-1:** The construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction-related wastes. The contract specifying recycled waste service shall be presented to the Department of Building and Safety prior to issuance of demolition or construction permits.
106. **Mitigation Measure L.3-2:** To facilitate on-site separation and recycling of demolition and construction-related wastes, the construction contractor should provide temporary waste separation bins on-site during demolition and construction of the proposed Project.
107. **Mitigation Measure L.3-3:** Recycling bins shall be provided at appropriate locations on the Project site to promote recycling of paper, metal, glass, and other recyclable materials. Recycling areas or rooms for collecting and loading recyclable materials shall be provided in accordance with City of Los Angeles Municipal Code Section 12.21A19.

#### **Administrative Conditions**

108. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
109. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
110. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
111. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
112. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
113. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
114. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final

review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

115. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
116. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
117. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
118. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
119. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
120. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
121. **Indemnification and Reimbursement of Litigation Costs**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any



judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## 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.

## RESOLUTION

**WHEREAS**, the subject project is located within the area covered by the South Los Angeles Community Plan which was updated by the City Council on November 2017; and

**WHEREAS**, the City Planning Commission recommended approval of a General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan; and

**WHEREAS**, the approved project is the construction of a new athletic stadium; and

**WHEREAS**, the City Planning Commission at its meeting on September 14, 2023, approved the General Plan Amendment and recommended approval by the City Council and the Mayor of a General Plan Amendment; and

**WHEREAS**, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the adopted South Los Angeles Community Plan to designate land use in an orderly and unified manner; and

**WHEREAS**, the Community Commercial land use designation and the (T)(Q)C2-2D-O Zone will allow the project as described above which is consistent with the Plan and Zone; and

**WHEREAS**, the subject proposal 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 the approval of the project,

**NOW, THEREFORE, BE IT RESOLVED** that the South Los Angeles Community Plan be amended as shown on the attached General Plan Amendment map.





## **LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES**

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

**Online Application System:** The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

**Drop off at DSC:** Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

### **Metro DSC**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

### **Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

### **West Los Angeles DSC**

(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

**An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination.** Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online  
Appeal Filing



QR Code to Forms  
for In-Person Filing