

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-4651-SP	ENV-2008-1342-EIR-ADD1	11 - Bonin
PROJECT ADDRESS:		
1 LMU Drive (Loyola Marymount University)		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lynne Scarboro, Loyola Marymount University 1 Loyola Marymount University Dr. Los Angeles, CA 90045 <input checked="" type="checkbox"/> New/Changed	(310) 338-1700	<a href="mailto:evelynne.scarboro@lmu.edu">evelynne.scarboro@lmu.edu</a>
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
John Heintz, Latham & Watkins, LLP 355 South Grand Avenue Suite #100 Los Angeles, CA 90071	(213) 891-7395	<a href="mailto:john.heintz@lw.com">john.heintz@lw.com</a>
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Esther Serrato	(213) 978-1211	<a href="mailto:esther.serrato@lacity.org">esther.serrato@lacity.org</a>
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Specific Plan Amendment (SP)		

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

N/A

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☐ Conditions of Approval
- ☒ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other \_\_\_\_\_

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☒ Other \_\_\_\_\_

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**NOTES / INSTRUCTION(S):**

Other Attachment: Addendum

**FISCAL IMPACT STATEMENT:**☐ Yes☒ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
November 18, 2021	7 – 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
N/A	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	March 2, 2022



# LOS ANGELES CITY PLANNING COMMISSION

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

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: **DEC 14 2021**

Case No. **CPC-2019-4651-SP**

CEQA: ENV-2008-1342-EIR-ADD1

Plan Area: Westchester - Playa Del Rey

Council District: 11 – Bonin

**Project Site:** 1 LMU Drive (Loyola Marymount University)

**Applicant:** Loyola Marymount University  
Representative: John Heintz, Latham & Watkins LLP

At its meeting of **November 18, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

An Amendment to the Loyola Marymount University (LMU) Specific Plan to modify the previously approved floor area for Academic/Administrative, Residential, and Athletic Indoor uses and to allow for subsequent adjustments in the distribution of floor area among these uses. The proposed Amendment will permit the retention, renovation, use, and/or change the use of the existing sports arena (Gersten Pavilion), in conjunction with an updated Traffic Demand Management Plan. The Amendment will continue to permit the construction of a new sports arena on Campus, as was previously disclosed and approved. The Amendment will also require that LMU establish and maintain a dedicated compliance officer to further enhance communications with the Westchester community. The Amendment will not change the maximum permitted floor area or the maximum total student enrollment, faculty, staff, and on-Campus residents.

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 the previously certified Environmental Impact Report No. ENV-2008-1342-EIR, certified on February 25, 2011; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated September 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. **Approved and Recommended**, that the City Council **Adopt**, pursuant to 11.5.7 G of the Los Angeles Municipal Code (LAMC), the Ordinance amending the Loyola Marymount University Specific Plan;
3. **Adopted** the Staff Report as the Commission's report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Dake Wilson  
Second: Hornstock  
Ayes: Campbell, Leung, López-Ledesma, Mack, Millman  
Absent: Choe, Perlman

**Vote: 7 – 0**

*Cecilia Lamas* (Electronic Signature due to COVID-19)  
Cecilia Lamas, Commission Executive Assistant  
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 is final and effective upon the mailing of this determination letter and not further appealable.

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: Proposed Ordinance, Findings

c: Juliet Oh, Senior City Planner  
Esther Serrato, City Planner

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

An ordinance amending Ordinance No. 181,605, Loyola Marymount University  
Specific Plan

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

Section 1. Subsection C. of Section 2.2 of Ordinance No. 181,605 is amended to read as follows:

- C. The Project Development Plan proposed with this Specific Plan includes ~~457,000~~ a maximum of 1,779,000 square feet of net new Floor Area of facilities for Academic and Administrative Uses, ~~428,000 square feet of net new Floor Area of facilities for~~ Residential Uses (with approximately 989 new beds) and, ~~26,000 square feet of net new Floor Area for indoor facilities for Athletic Uses;~~ a net increase of approximately 4.8 acres of outdoor facilities for Athletic Uses; and a net increase of approximately 5 acres of property for Open Space Uses. ~~Total~~ The total Project Development Plan proposed with this Amended Specific Plan is approximately 3.41 million square feet.<sup>2</sup>

Section 2. Subsection B of Section 3.2 of Ordinance No. 181,605 is amended to read as follows:

- B. No Administrative Clearance shall be approved for a Project that would cause overall development in the Specific Plan Area to ~~exceed 457,000 square feet of net new Floor Area of facilities for Academic and Administrative Uses, 428,000 square feet of net new Floor Area of facilities for Residential Uses with approximately 989 net new beds, and 26,000 square feet of net new Floor Area for indoor facilities for Athletic Uses~~ exceed the maximum permitted Floor Area Development outlined in Section 3.3-B.

Section 3. Section 3.3 of Ordinance No. 181,605 is amended to read as follows:

- A. General Description. To allow new development, the Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (NR); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as shown on the Planning Area figure (Exhibit 2). The boundary between the Academic/Residential Planning Area and the Athletic Planning Area, depicted on Exhibit 2, may shift by up to 50 feet so long as there are no changes to the boundaries of the Campus Core/Open Space or Buffer/Open Space Planning Areas.

- B. Maximum Permitted Floor Area Development. The maximum permitted development shall be set forth in Table No. 1- and Table No. 2.\*

**Table No. 1**  
**Project Development Plan (square footage of Floor Area)**  
**Permitted New Floor Area by Land Use Category**

<b>Facilities</b>					
<b>Land Use</b>	<b>Existing (sf)</b>	<b>To Remain (sf)</b>	<b>New Floor Area (sf)</b>	<b>Net New (sf)</b>	<b>Total (sf)</b>
Academic / Administrative	1,486,000	1,022,000	921,000 <u>869,500</u>	457,000	1,943,000
Residential	848,000	515,000	761,000 <u>709,500</u>	428,000	1,276,000
Athletic Indoors	466,000	95,000	97,000 <u>200,000</u>	26,000	192,000
<b><u>Total New Floor Area Permitted</u></b>	<b><u>2,500,000</u></b>	<b><u>1,632,000</u></b>	<b><u>1,779,000</u></b>	<b><u>911,000</u></b>	<b><u>3,411,000</u></b>

**Table No. 2**  
**Permitted Combined (Existing + New) Floor Area by Land Use Category**

<b>Facilities</b>	
<b>Land Use</b>	<b>Combined (Existing + New) Floor Area (sf)</b>
Academic / Administrative	<u>1,847,000</u>
Residential	<u>1,198,000</u>
Athletic Indoors	<u>366,000</u>
<b><u>Total Combined (Existing + New) Floor Area Permitted</u></b>	<b><u>3,411,000</u></b>

\*The Director may approve up to a 7.5% increase in (1) the permitted "New Floor Area" for Athletic Indoors (up to a 15,000 square foot increase) and/or (2) the permitted "Combined (Existing + New) Floor Area" for Athletic Indoors (up to a 27,450 square foot increase) through the Administrative Clearance process detailed in Section 8.1 of the Specific Plan; provided, however, in no event shall: (1) the total New Floor Area for all three land use categories in Table 1 exceed 1,779,000 square feet or (2) shall the total Combined (Existing + New) Floor Area permitted for all three land use categories in Table 2 exceed 3,411,000 square feet.

- C. Residential Capacity. The number of individuals permitted to reside on Campus shall be limited to 4,250 students, faculty, staff, visitors, or religious affiliates.
- D. Enrollment Capacity. The number of students enrolled at the Campus governed by this Specific Plan shall be limited to 7,800 FTE students.
- E. Unified Campus. The development limits and open space requirements in this Specific Plan shall be calculated on a Campus-wide basis. The development limits and open space requirements of this Specific Plan

apply regardless of the recordation of any lot or parcels within the Specific Plan Area.

F. Initial Specific Plan Development. Following the effective date of this Specific Plan, the Campus recycling and waste management area shall be relocated from its current location adjacent to the Facilities Management Area to the lower level of Drollinger Parking Plaza as the first Project implemented under this Specific Plan.

G. Retention of the Gersten Pavilion. This Amended Specific Plan expressly authorizes the right to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion. Notwithstanding the foregoing, there shall be no fixed seating in the Gersten Pavilion in the event a new sports arena is constructed and operated on Campus. Further:

1. Existing fixed seating in the Gersten Pavilion shall be removed prior to the issuance of a Certificate of Occupancy for a new sports arena.
2. Fixed seating in the Gersten Pavilion may not be reinstalled following the issuance of a Certificate of Occupancy for a new sports arena unless LMU suspends or discontinues the operation of the new sports arena.
3. Temporary seating may be utilized in the Gersten Pavilion, not exceed 1,000 maximum occupancy.

Section 4. Subsection A. of Section 5.1 of Ordinance No. 181,605 is amended to read as follows:

- A. LMU Drive shall be the primary vehicular route for visitors, deliveries, and truck traffic to Campus. Loyola Boulevard shall be a gate-controlled access route.
1. Vehicular use of the Loyola Boulevard campus entrance shall be restricted to a limited number of vehicles, and LMU shall utilize keycards, color coded parking stickers, or a similar system to separately identify the vehicles authorized to enter and exit the campus via the Loyola Boulevard gate. All other vehicles shall be required to use the LMU Drive entrance from Lincoln Boulevard, except for emergency and maintenance vehicles as necessary. LMU will close the Loyola Boulevard gate at 11:00 p.m. and will install/maintain two card readers at the gate.
  2. LMU shall maintain the existing signs posted at Loyola Boulevard directing visitors to use the LMU Drive entrance to Campus, and shall cooperate with the Departments of City Planning and Transportation to provide additional signage on Manchester Avenue, Lincoln Boulevard, and/or other streets in the area to direct traffic destined for the university, should those City Departments determine such to be necessary.



Section 5. Subsection G. of Section 5.1 of Ordinance No. 181,605 is amended to read as follows:

- G. Transportation Demand Management Program. LMU shall implement and monitor a Transportation Demand Management (TDM) program in accordance with the guidelines set forth in the Transportation Impact Analysis prepared in December 2009 for the Proposed Project. The final, detailed TDM plan shall be presented to the ~~Los Angeles Department of Transportation~~ LADOT for approval. If at any time it is determined that required trip reductions from the program are not being met, then LMU will be required to provide the action(s) necessary to bring the program into compliance, including but not limited to such measures as a reduction in the proposed Campus FTE growth level and implementing a variety of alternative TDM measures that prove to be more effective in reducing trips to Campus.

Prior to the construction of a new sports arena, LMU shall submit an updated TDM plan to LADOT for approval detailing the actions to be taken during events: (1) held in the new sports pavilion, (2) open to the general public, and (3) expected to host 3,000 or more members of the general public (a "Special Public Event"). The actions taken for Special Public Events shall include the establishment of a "Special Public Event Traffic Route" that will divert Special Public Event-traffic to LMU Drive and Lincoln Blvd. and endeavor to reduce vehicles on 80th Street and Loyola Boulevard.

The updated TDM plan shall also: (1) include a prohibition on the concurrent scheduling of events open to the general public (a "Public Event") at the Gersten Pavilion and the new sports arena and (2) review other scheduling considerations for Public Events at the Gersten Pavilion and the new sports area. To limit the potential for the overlapping of Public Events at the Gersten Pavilion and the new sports arena, Public Events should be scheduled such that a Public Event held at either Gersten Pavilion or the new sports arena is not scheduled to start less than a minimum of two hours after the scheduled end of a Public Event held at the other arena/pavilion.

1. LMU shall submit a plan detailing the actions to be taken to demonstrate that the goals of the TDM effort will be met to LADOT for approval prior to the campus population exceeding 8,500 FTE students, faculty and staff. Final approval of this plan shall be required prior to increasing the total campus population to the level of 9,000 FTE students, faculty and staff.
2. LMU shall submit an annual report to LADOT with the campus population for the current school year to ensure these thresholds are not exceeded without submitting the required TDM Plan first.

Section 6. Section 5.2 of Ordinance No. 181,605 is amended to read as follows:

- A. A minimum of 4,035 parking spaces shall be provided on Campus provided that there is no increase beyond 8,360 FTE students, faculty, and staff on Campus.

- B. As Campus FTE levels increase, there shall be at least the following minimum number of parking spaces on Campus at the following FTE levels:

**Table 2**  
FTE - Parking Space Requirement

<b>FTE Students, Faculty, Staff</b>	<b>Minimum Number of Parking Spaces on Campus</b>
8,360	4,035
8,422	4,071
8,484	4,107
8,546	4,143
8,608	4,179
8,670	4,215
8,732	4,251
8,794	4,287
8,856	4,323
8,918	4,359
8,980	4,395
9,042	4,431
9,104	4,467
9,166	4,503
9,228	4,539
9,290	4,575
9,352	4,611
9,414	4,647
9,476	4,683
9,538	4,719
9,600	4,742

- C. Parking spaces may include any standard, compact, or disabled parking space including tandem, stacked, or other methods to optimize the number of parking spaces.
- D. LMU shall provide an annual report to the Department of City Planning, due in October of each year, that certifies the number of FTE students, faculty, and staff enrolled or working on Campus for the current academic year, and that includes parking plans showing that the Campus provides the number of parking spaces required by Section 5.2 of this Specific Plan.
- E. In addition LMU shall conduct an annual parking survey during October of each year. The survey shall be designed to determine peak parking demand and shall be conducted between the hours of 6:00 am and 10:00 pm for a number of days directed by LADOT which shall not be less than two days and which days shall not include Fridays, Saturdays, Sundays, or holidays.
- F. If LMU does not provide this annual report and survey by October 31, or if LMU cannot show that the Campus provides for the number of parking spaces

required by Section 5.2.B of this Specific Plan, the Department of City Planning shall not issue an Administrative Clearance for any building permit on Campus which will result in increased parking demand. An Administrative Clearance for any building permit which will result in increased parking demand shall not be issued until LMU submits documentation to the Department of City Planning providing the FTE certification and parking information required by this Subsection 5.2.D, which may be submitted at any time during the year. LMU shall have one year to provide any additional parking determined necessary by the parking survey conducted pursuant to Section 5.2.E, after which year a building permit which will result in increased parking demand shall not be issued until documentation of such additional parking is provided to the Department of City Planning, which may be submitted at any time during the year. Upon request by LADOT, LMU shall provide additional information or analysis with regard to parking demand on Campus. Prior to issuance of a building permit for any work that requires additional parking, the Department of Building and Safety shall obtain a written clearance from the Department of City Planning to verify the required and provided parking spaces.

- G. LMU shall provide approximately 190 net new parking spaces on campus in connection with construction of a new Life Sciences Building.
- H. Event Parking Management Program. LMU will maintain an Event Parking Management Program to accommodate occasional university functions expected to bring non-campus registered vehicles and over 100 non-campus affiliated visitors onto Campus. The Event Parking Management Program will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles and visitors on the Campus. LMU shall direct visitors leaving events by car to exit the Campus via LMU Drive. The Event Parking Management Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT. Upon the effective date of the Specific Plan, LMU shall provide LADOT with the proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. The program will be approved if LADOT has not disapproved the program within 30 days.
- I. General Parking Management Program. LMU shall maintain a General Parking Management Program to manage day-to-day parking and discourage people from driving their cars to Campus. Such measures may include, but are not limited to, installing parking lot/garage equipment to control and regulate parking for visitors, faculty, staff, resident students, and commuter students; providing visitor parking at clearly marked convenient locations; collecting and maintaining vehicle information for all campus residents parking on Campus, and all students living off-Campus; and charging for parking on Campus to provide a further disincentive for people to drive their cars to Campus. Upon the effective date of the Specific Plan, LMU shall provide LADOT with the proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. The program will be approved if LADOT has not disapproved the program within 30 days.
- J. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed. Prior to the construction of a new sports pavilion, or a new conference center on the

southwest side of University Hall, the Event Parking Management Plan shall be updated as to such facility, and the updated Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT.

- K. LMU shall cooperate with the community, the Department of Transportation, and other City agencies as necessary, to implement a permit parking program or other program which restricts parking on neighboring residential streets, if such restrictions are requested by the community. Further, LMU will support efforts of residents interested in the potential extension and expansion of hours for existing permit parking programs.
- L. When the parking study and Event Parking Management Plan described in Section 5.2.J are updated pursuant to that Section, the parking study update and Event Parking Management Plan update shall each consider the retention of the Gersten Pavilion. The parking study update shall also address how to eliminate ridesharing pickup/drop-off in the local neighborhood adjacent to the Loyola Boulevard gate. The Event Parking Management Plan update shall also evaluate potential temporary event signage.
- M. No construction parking shall be permitted on any residential streets.

Section 6. Section 8 of Ordinance No. 181,605 is amended to add a new Section 8.2 to read as follows:

Section 8.2 Neighborhood Council Communications

LMU shall maintain a compliance officer to facilitate communications with the Westchester/Playa Neighborhood Council. The compliance officer will, as appropriate, attend Neighborhood Advisory Committee meetings on a quarterly basis and Westchester/Playa Neighborhood Council Planning and Land Use Committee meetings on a semi-annual basis to provide updates, if any, on the status of the University's implementation of this Specific Plan.

LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months with mitigations. Further, LMU will investigate further solutions involving pedestrian traffic at the Loyola Boulevard gate, and will provide a report of this investigation to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee within six months.

## FINDINGS

### **A. The proposed amendment to the LMU Specific Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

The amendment to the LMU Specific Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan. The proposed ordinance is consistent with the following goals, objectives and policies of the General Plan Framework and the Westchester – Playa del Rey Community Plan, a part of the Land Use Element of the General Plan.

#### **General Plan Framework**

The proposed ordinance, Exhibit A, amending the Loyola Marymount University Specific Plan is consistent with the following goals, objectives, and policies of the General Plan Framework:

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

**Policy 3.1.1** Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

**Policy 3.1.2** Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.

The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to allow for the improvement and modernization of the educational facilities at LMU. The proposed ordinance retains the Specific Plan's previously adopted development regulations pertaining to the general location of uses and functions on campus, height limits, setbacks, required parking and access routes, and buffers on the edge of campus adjacent to the residential community. Further, the proposed ordinance retains clear process and procedure to permit future projects on the LMU campus and ensure that they comply fully with all regulations of the Plan. As such, the proposed amendment will continue to allow LMU to create enhanced academic, athletic, and recreation facilities, and additional student housing on campus, and minimize adverse impacts to the surrounding community.

#### **Westchester – Playa del Rey Community Plan**

The proposed ordinance, Exhibit A, amending the Loyola Marymount University Specific Plan is consistent with the following goals, objectives and policies of the Westchester – Playa del Rey Community Plan:

**Objective 6.4** Coordinate and integrate the development and operation of the Loyola Marymount University (LMU) campus into the surrounding Westchester – Playa del Rey community.

**Policy 6-4.1** Promote land use compatibility between University facilities and adjacent land uses, with particular attention given to preventing adverse impacts to adjacent residential neighborhoods. Where feasible, mitigate impacts of university uses on adjacent properties through the use of landscaped buffers, setbacks, and/or site and building design.

**Program** The Plan strongly encourages Loyola Marymount University to create a Master Plan, in coordination with the City of Los Angeles and the local Neighborhood Council, which will articulate provisions for future growth and improvements to the campus, development phases, and mitigation measures for impacts to the community including traffic, noise, visual considerations and sensitive habitats.

In accordance with **Charter Section 556**, the proposed ordinance amending the Loyola Marymount University Specific Plan is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC). The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to allow for the improvement and modernization of the educational facilities at LMU. The proposed ordinance retains the Specific Plan's previously adopted development regulations pertaining to the general location of uses and functions on campus, height limits, setbacks, required parking and access routes, and buffers on the edge of campus adjacent to the residential community. Further, the proposed ordinance retains clear process and procedure to permit future projects on the LMU campus and ensure that they comply fully with all regulations of the Plan. As such, the proposed amendment will continue to allow LMU to create enhanced academic, athletic, and recreation facilities, and additional student housing on campus, and minimize adverse impacts to the surrounding community.

**B. The LMU Specific Plan Amendment would conform with public necessity, convenience, general welfare, and good zoning practice.**

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The proposed ordinance conforms to public necessity, convenience, general welfare and good zoning practice because the intent of the proposed amendment is to allow for the improvement and modernization of the educational facilities at LMU, sufficient for the development of a diversity of uses that serve the needs of existing and future residents, while minimizing impacts to the surrounding community.

**Public Necessity, Convenience, and General Welfare**

The Loyola Marymount University Specific Plan Amendment enables the replacement of aging buildings and the construction of newer building and larger spaces while allowing future development to integrate more effectively into the Westchester community and minimizing adverse impacts on the surrounding residential neighborhood. The Amendment will continue to regulate the general location of uses and functions on campus, height limits, setbacks, required parking and access routes, and non-building setbacks, as well as landscape buffers on the edge of campus adjacent to the residential community. In addition, the Amendment will retain the existing process and procedure to permit future projects on the LMU campus to ensure that they comply fully with all regulations of the Plan.

The Specific Plan Amendment will allow Loyola Marymount University to retain and repurpose the existing Gersten Pavilion. The retention and repurposing of the Gersten Pavilion will reduce

impacts related to demolition activity. The Amendment will implement additional measures to reduce potential impacts on the adjacent neighborhood, including through seating and occupancy regulations in Gersten Pavilion, closure of the Loyola Boulevard gate, and an updated Transportation Demand Management (TDM) Program. These measures will limit the possibility of the overlapping of events held at the repurposed Gersten Pavilion and will direct traffic away from the adjacent residential neighborhood in order to minimize impacts on the surrounding community. The Amendment also would establish a dedicated compliance officer to further enhance communications with the Westchester community through attendance at Westchester/Playa Neighborhood Council Advisory Committee meetings, and Westchester/Playa Neighborhood Council Planning and Land Use Committee meetings.

The Specific Plan Amendment further proposes an administrative clearance process to allow for limited adjustments in the distribution of floor area among Academic/Administrative, Residential, and indoor Athletic uses. This flexibility would allow LMU to continue to evaluate whether individual existing buildings meet the University's evolving needs, or if replacement facilities are needed, all while allowing the continued enforcement of the Specific Plan use and development regulations.

The Amendment will continue to permit the upgrading and modernization of the Campus and facilities to incorporate educational and technological advances, and improve or replace aging facilities, subject to the Specific Plan to coordinate all of the changes, and regulations to protect the adjacent residential neighborhood. The upgrade to the Campus will help ensure the ability of the school to attract top-tier faculty, students, and athletes. The future improvement of the University would enhance the opportunities in education, culture, recreation, and other benefits it provides to its students and faculty, the community, and the general public.

#### Good Zoning Practice

The Specific Plan Amendment is consistent with the Loyola Marymount University Specific Plan's objectives to: 1) guide and coordinate the future development and operation of LMU; 2) allow improvement and modernization of the Campus to enhance the educational, cultural, and recreational opportunities provided by the University; 3) integrate LMU into the Westchester community; and 4) address important objectives and policies, and implement many programs of the City's General Plan and Westchester-Playa del Rey Community Plan that pertain to LMU. The amended Specific Plan would improve and clarify the land use planning for the Specific Plan area while remaining mindful of neighboring residents.

The Amendment is consistent with good zoning practice due to the incorporation and maintenance of development regulations, including the general location of uses and functions on campus, height limits, setbacks, required parking and access routes, non-building setbacks, and landscape buffers on the edge of campus adjacent to the residential community. The Amendment will retain the existing process and procedure to permit future projects on the LMU campus to ensure that they comply fully with all regulations of the Plan. The minimal flexibility granted by the amended Administrative Clearance process further advances good zoning practice, as it will not permit an increase of total New or Combined Floor Area, but will provide the University with the ability to ensure its future facilities account for the unique characteristics of the campus and the expectations of its athletics department and student athletes.

Thus, the Amendment constitutes good zoning practice because it will serve as a tool to more comprehensively control development of the project site and Specific Plan area while also providing the necessary flexibility to address the unique characteristics of the Campus.

As demonstrated above, the Amendment will provide for development that would address the needs of the University and both the adjacent and regional community. Therefore, the Amendment is in conformity with public necessity, convenience, general welfare, and good zoning practice of the City of Los Angeles.

### **CEQA Findings**

#### **Project Background**

The Loyola Marymount University Master Plan Environmental Impact Report (EIR) was certified on February 25, 2011, pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (CEQA Guidelines). The LMU Specific Plan approved a total of 3,411,000 square feet of floor area on campus, which was allocated between academic/administrative buildings, residential buildings, and indoor athletic buildings.

The City of Los Angeles Planning Department, acting on behalf of the City as lead agency, prepared an Addendum to the certified EIR, dated February 25, 2011, pursuant to Section 15164 of the CEQA Guidelines. The Addendum analyzes the proposed amendment to the LMU Specific Plan. The amendment consists of the following: (1) modify the previously approved floor area for Academic/Administrative, Residential, and Athletic Indoor uses; (2) allow for subsequent adjustments in the distribution of floor area; (3) permit the retention, renovation, use, and/or change the use of the existing sports arena (Gersten Pavilion); (4) update the Traffic Demand Management Plan; and (5) establish a dedicated compliance officer.

#### **CEQA Authority for an Addendum**

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the CEQA Guidelines requires a subsequent EIR to a certified EIR or subsequent Negative Declaration to an adopted MND when one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;



- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- 1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- 2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- 3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

#### CEQA Addendum Findings

In accordance with the CEQA, this Addendum analyzed the proposed amendment to determine whether such modifications would result in any new significant environmental impacts that were not identified in the Certified EIR or a substantial increase in the severity of impacts set forth in the Certified EIR or otherwise require preparation of a supplemental or subsequent EIR; and concluded that the anticipated environmental impacts associated with the amendment are consistent with the analysis contained in the Certified EIR, and implementation of the amendment would not generate significant impacts not previously analyzed or require additional mitigation measures.

Additionally, the Addendum supplements the information necessary for evaluation of the amendment and does not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the previously Certified EIR. Lastly, all of the mitigation measures included as part of the Certified EIR would continue to be implemented under the Specific Plan as outlined in the Mitigation Monitoring and Reporting Program, dated February 25, 2011. As such, this Addendum is the appropriate CEQA document for the proposed Specific Plan amendment.

Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, and as supported by the Addendum ENV-2008-1342-EIR-ADD1 dated September 2021, the project was assessed in the previously certified Environmental Impact Report ENV-2008-1342-EIR (Environmental Impact Report SCH No. 2008051103), certified on February 25, 2011, and no subsequent EIR, negative declaration is required for approval of the project.

Record of Proceedings

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the amendment file, as well as all written and oral information submitted at the hearing on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, 14<sup>th</sup> Floor, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).