

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:

Sections 2.2, 3.2, 3.3, 5.1, 5.2, and 8 of the Loyola Marymount University Specific Plan are amended as follows in the updated text.

SECTION 1: AUTHORITY AND SCOPE

Section 1.1 ESTABLISHMENT OF THE LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN

- A. A specific plan is a regulatory land use ordinance, which controls or provides a framework for the systematic implementation of the General Plan of the City of Los Angeles (City). The Loyola Marymount University Specific Plan¹ is hereby established and is applicable to that Specific Plan Area of the City shown within the heavy dashed lines on the Loyola Marymount University Specific Plan Area Boundary figure as shown on Exhibit 1 for the area bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, and 80th Street, Fordham Road, and 78th Street to the south.
- B. In order to regulate the use of property as provided for in this Specific Plan, the Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (AIR); 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). The location and boundaries of these Planning Areas are shown on the Loyola Marymount University Specific Plan Planning Areas figure (Exhibit No. 2).

Section 1.2 RELATIONSHIP TO THE LOS ANGELES GENERAL PLAN

The Los Angeles General Plan is a comprehensive long-range policy document that guides the physical development of the City of Los Angeles. The General Plan includes certain state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan is a broad policy document, this Specific Plan is a policy statement and implementation tool to cover a defined planning area. This Specific Plan must be consistent with the General Plan by furthering the objectives and policies of the General Plan, and not obstruct their attainment, pursuant to California Government Code Section 65454. This Specific Plan is intended to detail and foster the General Plan's development policies, systematically implement the General Plan, and contain defined standards and development criteria that supplement those of the General Plan.

¹ Capitalized terms are defined in Section 2.3 or Exhibit 6 of this Specific Plan.

Section 1.3 RELATIONSHIP TO THE COMMUNITY PLAN

A Community Plan is a focused planning policy document that designates the distribution of types, amounts, and location of land uses for a particular area of the City. The Westchester - Playa del Rey Community Plan is one of 35 Community Plans that comprise the Land Use element of the Los Angeles General Plan. The Westchester - Playa del Rey Community Plan is applicable to the Loyola Marymount University Specific Plan Area. The Westchester - Playa del Rey Community Plan is consistent with the objectives and policies of the General Plan; the Specific Plan is a more focused regulatory document that is consistent with both Plans and reflects the unique constraints and opportunities of the Specific Plan Area. The Specific Plan creates a regulatory framework that accounts for the special needs of the Specific Plan Area and the surrounding community, and allows flexibility for adapting to future changes that could occur in higher education.

Section 1.4 RELATIONSHIP TO CEQA

Pursuant to the California Environmental Quality Act (CEQA), the LMU Master Plan Project Environmental Impact Report (City Case No. ENV-2008-1342-EIR) was prepared for the LMU Master Plan. The LMU Master Plan Project Environmental Impact Report (State Clearing House No. 2008051103) identifies potential effects on the environment of the LMU Master Plan as implemented by this Specific Plan and sets forth mitigation measures to lessen those impacts. All Projects approved pursuant to this Specific Plan shall comply with all applicable Project Design Features and Mitigation Measures as set forth in the Mitigation Monitoring and Reporting Program in Appendix A of this plan.

Section 1.5 RELATIONSHIP TO THE LOS ANGELES MUNICIPAL AND ADMINISTRATIVE CODES

- A. The regulations of this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (Municipal Code), including the planning, zoning and subdivision provisions of the Municipal Code, the Los Angeles Administrative Code (Administrative Code), and any other relevant ordinances; and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter and other relevant ordinances, except as specifically provided herein.
- B. Wherever provisions of this Specific Plan differ either in being more restrictive or less restrictive from provisions contained in the Municipal Code or the Administrative Code as of the date of adoption of this Specific Plan, or other relevant ordinances, this Specific Plan shall prevail and supersede those other provisions.

Whenever this Specific Plan is silent, the provisions of the Municipal Code, Administrative Code or other relevant ordinance shall apply.

- C. The regulations contained within this Specific Plan regarding Floor Area, maximum densities, and yards shall supersede any regulations within Chapter 1 of the Municipal Code.
- D. Without limiting the above paragraphs, the regulations and procedures in this Specific Plan shall supersede and serve as a substitute ordinance for the following provisions of the Municipal Code:
 - 1. Site Plan Review. Section 16.05.
 - 2. Major Development Project. Section 12.24.U.14.
 - 3. Transitional Height. Sections 12.21.1.A.10 and 12.24.X.22.
 - 4. Floor Area Limitations. Section 12.21.1.A.1.
 - 5. Residential Open Space Requirements. Section 12.21.G.
 - 6. Specific Plan Project Permit Compliance and Modifications. Sections 11.5.7.C and 11.5.7.D.
 - 7. Parking Requirements. Section 12.21.A.4 through and including Section 12.21.A.6.
 - 8. Reduced or Shared Parking. Sections 12.24.X.19 and 12.24.X.20.
 - 9. Transportation Demand Management. Section 12.26.J.
 - 10. Alcoholic Beverage Sales and Service Regulations. Sections 12.21.A.10 and 12.24.W.1.
 - 11. Fences and Walls in the A and R Zones. Sections 12.22.C.20(f)(2), 12.22.C.20(f)(3), and 12.22.C.20(f)(7).

Section 1.6 RELATIONSHIP TO EXISTING USES

The LMU Specific Plan creates a regulatory framework for long-term development of the Specific Plan Area consistent with the LMU Master Plan. The Specific Plan also recognizes, however, that existing uses within the Specific Plan Area will continue as the development permitted by this Specific Plan is implemented. Existing uses shall be permitted to

continue within the Specific Plan Area. This section shall not modify the requirement of Section 3.3.F. with regard to the relocation of the recycling and waste management area.

SECTION 2: LOYOLA MARYMOUNT SPECIFIC PLAN OVERVIEW

Section 2.1 PURPOSES AND GOALS

The purpose and goals of this Specific Plan are to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience, and general welfare as the development of such area necessitates;
- B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan Area;
- C. Provide continued development of the site as an educational institution, in conformance with the goals and objectives of local and regional plans and policies;
- D. Permit the removal, renovation, replacement, and construction of academic, administrative, athletic, residential and other support facilities to meet the evolving needs of students, faculty, staff, alumni, and visitors;
- E. Contribute to alleviation of the regional housing shortage through the creation of new student on-Campus housing, and permit an increase in the percentage of undergraduates living on-Campus;
- F. Establish development standards that minimize the visual impact of building masses and facilitate the creation of a visually attractive built environment, through the effective use of open space, landscaping, setbacks, and Height limitations;
- G. Continue to improve land use compatibility on Campus and between the Campus and neighboring properties;
- H. Honor Loyola Marymount University's pledge as a signatory of the American College and University President's Climate Commitment and design a sustainable Campus environment with the goal of reducing GHG emissions, supporting recycling and the reduction of solid waste, and increasing energy and water efficiency;

- I. Provide sufficient on Campus parking to serve all the demonstrated need and demand for on Campus parking at Loyola Marymount University without development of excessive or unnecessary parking, and relocate parking in closer proximity to the academic, residential, and recreational core areas of the Campus in order to reduce traffic trips through Campus and improve utilization of parking facilities and pedestrian safety;
- J. Allow Loyola Marymount University to offer Ancillary Uses within designated areas on Campus that are comparable to those provided at other major universities; and
- K. Permit the Campus' development to meet the evolving religious needs and demands of Loyola Marymount University's patrons and alumni.

Section 2.2 SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW

- A. The Specific Plan Area is approximately 142 acres located in the Westchester area in the southwestern portion of the City approximately 15 miles west of downtown and less than one mile north of Los Angeles International Airport. The Specific Plan Area is bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, 80th Street to the south, and Fordham Road and 78th Street to the southwest.
- B. At the time of approval of this Specific Plan, Campus development in the Specific Plan Area totals approximately 2.5 million square feet of Floor Area, which includes approximately 848,000 square feet of Floor Area of facilities for Residential Use with approximately 3,261 beds, approximately 1.486 million square feet of Floor Area of facilities for Academic Use and Administrative Use, and approximately 166,000 square feet of Floor Area of indoor facilities for Athletic Use. The Specific Plan Area also includes approximately 15.2 acres of outdoor facilities for Athletic Use and approximately 25 acres for Open Space Use.
- 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.²

Section 2.3 DEFINITIONS

The following words, whenever used in this Specific Plan, shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in the Los Angeles Municipal Code. Terms shown in bold in this Specific Plan are defined in this Subsection 2.3 or in Exhibit 6.

Academic Use. Academic Uses consisting of the following uses and activities:

- (a) Instruction, including credit and noncredit courses for academic, vocational, recreational, and technical instruction, for remedial and tutorial instruction, and for regular, special, and extension sessions;
- (b) Research and scholarship, including all activities specifically organized to produce research and scholarship outcomes, whether commissioned by an agency external to Loyola Marymount University or separately by an organizational unit within Loyola Marymount University;
- (c) Non-athletic extracurricular activities generally associated with a private university including, but not limited to, clubs and organizations, commencement, job-fairs, forums, conferences, lectures, rallies, concerts, and receptions; and
- (d) Service and support uses associated with such academic and research uses and activities.

Administrative Use. Administrative Uses consisting of uses and activities in support of Loyola Marymount University, such as executive management, fiscal operations, general administrative and logistical services, fund development, information technology services, admissions, student services, public relations, development, and facilities management, maintenance, and services.

Administrative Clearance. A process to determine compliance of a project with all applicable provisions of the Specific Plan, as issued by the Director pursuant to Section 8 of this Specific Plan.

Alcohol Use Approval. A Director's approval or conditional approval of each application for the on-site sale or dispensing for consideration of

² The square footage of the Project Development Plan was derived by reducing the gross square footage analyzed in the LMU Master Plan Project Environmental Impact Report by ten percent.

alcoholic beverages in accordance with Subsection 3.8 of this Specific Plan.

Ancillary Use. Uses consisting of activities customarily incidental to a university including, but not limited to, conferences, seminars, meetings, receptions, filming, student unions, bookstores, cafes, food establishments, convenience stores, gift shops, dry cleaners, and laundries.

Athletic Use. Athletic uses and activities including, but not limited to, intercollegiate sports, intramural sports, club sports, practices, and training clinics and camps for students, faculty, staff, alumni, and guests. Athletic Uses also allow for related Athletic Use facilities such as indoor and outdoor facilities such as sports fields, courts, tracks, gymnasias, pools, natatoriums (indoor pools), arenas, stadiums, athletic offices, fitness centers, locker rooms, and other associated uses. Athletic Use facilities may be located at or above grade, or on rooftops, including on the rooftops of parking structures.

Campus. The Westchester Campus of Loyola Marymount University governed by this Specific Plan.

Director. The Director of the Department of City Planning, or his or her designee.

Floor Area. The area in square feet confined within the interior face of the exterior walls of a building, but not including the area of the following: exterior walls; stairways; shafts; light courts; rooms housing building-operating equipment, machinery, recycling or waste management equipment or machinery; parking areas with associated driveways and ramps; space for the landing and storage of helicopters; basement storage areas; and outdoor eating areas.

FTEs. Full-Time Equivalents, used as a unit of measurement to calculate student enrollment and faculty/staff population for academic and land use planning purposes. One FTE undergraduate student is defined as one undergraduate student taking 12 course units, which represents a full course load. One FTE graduate student is defined as one graduate student taking 9 course units. One FTE staff member is equivalent to one full-time staff member working 40 hours per week, or two part-time staff members working 20 hours per week. One FTE faculty member is equivalent to one full-time faculty member, or three part-time faculty members.

Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property

line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

Height. For Height Area 1, Height is the vertical distance above mean sea level measured to the highest point of the roof, structure, parapet wall, or skylight, whichever is highest. For Height Areas 2 and 3, Height is the vertical distance above Grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest.

Height Area. The Specific Plan is divided into three Height Areas as shown on Exhibit 3, Height Areas, designated as follows:

- (e) **Height Area 1**, governing that portion of Campus also known as Hughes Campus;
- (f) **Height Area 2**, governing that portion of Campus also known as Leavey Campus with the exception of Drollinger Plaza and property along 78th Street, and the core of Burns Campus; and
- (g) **Height Area 3**, governing that portion of Campus also known as Burns Campus and Drollinger Plaza and property along 78th Street.
- (h) **LMU.** Loyola Marymount University.

LMU Master Plan. LMU's 20-year development plan to upgrade, renovate, and replace a substantial portion of the existing academic, administrative, residential and athletic facilities at its Westchester campus.

Open Space Use. Open Space Uses include the following uses and activities:

- (a) Picnicking, children's play, passive activities such as lounging, reading, studying, and similar activities;
- (b) Recreational activities including, but not limited to, viewing nature, walking, jogging, and bicycling;
- (c) Educational and cultural gatherings;
- (d) Special events, which include events not scheduled on a regular weekly, monthly, or annual basis as part of LMU's calendar of events and activities;
- (e) Similar activities and uses, as determined by the Director.

Planning Area: The Specific Plan Area is divided into six Planning Areas designated as follows: Academic/Residential (AIR); 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).

Project. The construction, erection, addition to, or structural alteration or modification of any building or structure, or use of building or land, or change of use of a building or land located within the Specific Plan Area, which requires the issuance of a grading permit, foundation permit, building permit, or use of land permit, and which results in a net increase of Floor Area, after the effective date of this Specific Plan.

Project Development Plan. The maximum amount of Floor Area of facilities for permitted uses, which may be developed within the Specific Plan Area totaling 3,411,000 square feet.

Protected Tree. A Protected Tree shall be as defined in Sections 17.02 and 46.01 of the Municipal Code as of the date of adoption of this Specific Plan.

Recycling and Waste Management Uses. Activities associated with the temporary storage, staging, and removal off-Campus of recyclable materials, trash and other waste materials generated by LMU, including the sorting, baling, crushing, and transfer of these materials. Recycling and Waste Management Uses do not include collection of recycling and waste materials from individual users of the materials in receptacles throughout Campus.

Religious Uses. Activities customarily associated with LMU's religious traditions, including religious services such as installations, convocations, weddings and funerals, instruction, and ministry at Sacred Heart Chapel and other religious locations on Campus.

Residential Use. Housing for students, visitors, faculty, the Jesuit community, and staff with amenities and facilities associated with, and located within the same building as such housing, including but not limited to kitchens, common rooms, recreation rooms, fitness areas, lounges, study rooms, laundries, and service facilities. Classrooms or other facilities for Campus-wide Academic Use, which are located within a primarily Residential Use building are not considered Residential Use facilities.

Specific Plan. The Loyola Marymount University Specific Plan, Ordinance No. _____, implementing the LMU Master Plan.

Specific Plan Area. That area within the Specific Plan, shown within the heavy dashed lines on Exhibit 1.

SECTION 3: LAND USE REGULATIONS

Section 3.1 PURPOSE AND INTENT

The land use regulations established by this Specific Plan specify the distribution, location, and extent of the uses of land, including open space, within the Specific Plan Area.

Section 3.2 PROHIBITIONS

- A. Except as provided herein, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for any Project on any lot located in whole or in part within this Specific Plan Area unless the Director has issued an Administrative Clearance pursuant to Section 8 of this Specific Plan.
- 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.
- C. No Administrative Clearance shall be issued unless the Project complies with all applicable provisions of this Specific Plan, including compliance with all applicable Project Design Features and Mitigation Measures as set forth in the Mitigation Monitoring and Reporting Program in Appendix A of this Specific Plan.
- D. Exceptions and Exemptions. The prohibitions specified in this Subsection shall not apply to any of the uses and activities exempted from an Administrative Clearance, as set forth in Section 8 of this Specific Plan.

Section 3.3 LAND USE PLAN AND CAMPUS LIMITATIONS

- 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/OpenSpace or Buffer/Open Space Planning Areas.

- B. **Maximum Permitted Floor Area Development.** The maximum permitted development shall be as 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

Facilities					
Land Use	Existing (sf)	To Remain (sf)	New Floor Area (sf)	Net New (sf)	Total (sf)
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	166,000	95,000	97,000 <u>200,000</u>	26,000	192,000
<u>Total New Floor Area Permitted</u>	<u>2,500,000</u>	<u>1,632,000</u>	<u>1,779,000</u>	<u>911,000</u>	<u>3,411,000</u>

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

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

*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 3.4 PERMITTED USES AND FACILITIES

The following uses and facilities shall be permitted within the Specific
Loyola Marymount University Specific Plan

Plan Area, as permitted by Subsection 3.5:

- A. Academic Uses.
- B. Administrative Uses.
- C. Ancillary Uses.
- D. Athletic Uses.
- E. Child Care Facilities.
- F. Civic and community meetings and activities.
- G. Columbarium.
- H. Exercise stations.
- I. Gardens, plazas, fountains, and water features.
- J. Infrastructure.
- K. Open air seating.
- L. Open Space Uses.
- M. Parking lots and structures.
- N. Recycling and Waste Management Uses.
- O. Religious Uses.
- P. Residential Uses.
- Q. Signs, permitted by Section 7 of this Specific Plan.
- R. Storage.

Section 3.5 PERMITTED USES AND FACILITIES BY PLANNING AREA

- A. **Planning Areas.** 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 Exhibit 2, Planning Areas. The following is a list of these Planning Areas with the land uses and facilities permitted within each. Those land uses and facilities not expressly permitted by this Specific Plan are prohibited within the Planning Areas. No structures with Floor Area are permitted in any of the

Buffer/Open Space Planning Areas.

B. **Academic/Residential Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses.
2. Administrative Uses.
3. Ancillary Uses.
4. Child Care Facilities.
5. Civic and community meetings and activities.
6. Columbarium.
7. Gardens, plazas, fountains, and water features.
8. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
9. Open air seating.
10. Open Spaces Uses.
11. Parking lots and structures.
12. Recycling and Waste Management Uses.
13. Religious Uses.
14. Residential Uses.
15. Signs, permitted by Section 7 of this Specific Plan.
16. Storage.

C. **Athletic Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses.
2. Administrative Uses.
3. Ancillary Uses.
4. Athletic Uses.

5. Child Care Facilities.
6. Civic and community meetings and activities.
7. Exercise stations.
8. Gardens, plazas, fountains, and water features.
9. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
10. Open air seating.
11. Open Space Uses.
12. Parking lots and structures.
13. Recycling and Waste Management Uses.
14. Religious Uses.
15. Signs, in accordance with Section 7 of this Specific Plan.
16. Storage.

D. Campus Core/Open Space Planning Area. The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.
2. Athletic Uses, not including structures with Floor Area.
3. Civic and community meetings and activities.
4. Gardens, plazas, fountains, and water features.
5. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
6. Open air seating.
7. Open Space Uses.
8. Religious Uses.
9. Signs, permitted by Section 7 of this Specific Plan.

E. Buffer/Open Space 1 Planning Area. The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.
2. Exercise stations.
3. Gardens, plazas, fountains and water features.
4. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
5. Open air seating.
6. Open Space Uses.
7. Religious Uses.
8. Signs, permitted by Section 7 of this Specific Plan.

F. **Buffer/Open Space 2 Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area, except that commencement activities, job fairs, forums, conferences, rallies, concerts, and receptions shall not be permitted.
2. Gardens, plazas, fountains and water features.
3. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.
4. Temporary open air seating.
5. Open Space Uses, except that this Planning Area shall not be used to satisfy the open space requirements of any child care center operating on Campus. However, informal children's play shall be permitted.
6. Signs, permitted by Section 7 of this Specific Plan.

G. **Buffer/Open Space 3 Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.
2. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment;
3. Open Space Uses.
4. Parking lots.

5. Signs, permitted by Section 7 of this Specific Plan
6. Storage, not including structures with Floor Area.

Section 3.6 NOISE REGULATIONS

- A. No source of outdoor amplified sound shall be installed or maintained on Campus within 150 feet of residential areas in the R1 zone.
- B. All outdoor amplified sound within the Athletic Planning Areas shall be turned off by 10:00 p.m., except that outdoor amplified sound within the Athletic Planning Areas used in conjunction with athletic training and competitions may continue after 10:00 p.m. only in the case of overtime or extra innings. Outdoor amplified sound within the Athletic Planning Areas shall have an absolute cut-off time of 10:00 p.m. for athletic training and competitions in which LMU is not a participant (i.e. not a participant in the league, play-offs, or tournament). Outdoor amplified sound shall be prohibited in the Athletic Planning Area in the northeast corner of Campus shown in Exhibit 2. The use of air horns shall be prohibited on Campus.
- C. All speakers for modified and new outdoor amplified sound systems within the Athletic Planning Areas shall be mounted to face spectator areas, be directed away from adjacent residences, and be set to provide that sound levels from the systems do not exceed the ambient noise levels in Exhibit 7 by 5 dB(A).
- D. Organized use of the open space area behind University Hall shall be restricted to small classes or informal university activities of less than 25 people. No amplification shall be permitted behind University Hall. Use of the area shall be restricted to the hours of 8:00 am to 6:00 pm.
- E. Both points of Campus entry, at LMU Drive and at Loyola Boulevard, and internal roads along the eastern border of the Campus, shall be posted with signs advising drivers that they are entering a residential quiet zone.
- F. If a new sports pavilion is constructed near the corner of 80th Street and Fordham Road, the structure shall be designed such that the main entrance of the new sports pavilion faces away from 80th Street and Fordham Road, and shall be designed to meet the following requirements:

1. The pedestrian walkways and main entries providing primary access to the sports pavilion shall be located in the interior portion of Campus, not adjacent to Fordham Road or 80th Street.
 2. Outdoor generators, generator trucks, television trucks, staging vehicles servicing events at the sports pavilion, and any event technology such as outdoor amplified sound systems shall be prohibited on Campus between the sports pavilion and Fordham Road or 80th Street.
 3. Buses transporting people to events at the sports pavilion shall be prohibited from parking on Campus between the sports pavilion and Fordham Road or 80th Street. LMU shall direct such buses to park in the interior portion of Campus or at a designated off-Campus area, and shall direct buses not to park in the adjacent residential community.
 4. No access road shall be constructed between the sports pavilion and Fordham Road, or between the sports pavilion and 80th Street, unless required by the Los Angeles Fire Department. If such an access road is required by the Los Angeles Fire Department, it shall only be used for emergency purposes.
- G. New parking structures shall include a half wall on the grade-level parking deck and/or full walls on the sides of the parking structure that face nearby residential receptors.
 - H. Construction staging shall be prohibited in any residential areas, or on the Campus within 150 feet of any residential perimeter prior to 7:00 am.
 - I. No paging system shall be installed that is audible outside the building in which it is located.
 - J. Emergency address broadcasts shall be exempted from the requirements of this Section.

Section 3.7 HISTORIC PRESERVATION REGULATIONS

- A. Renovation and rehabilitation of Sacred Heart Chapel, St. Robert's Hall, and Xavier Hall shall be permitted, provided that such work conforms to the Secretary of the Interior's Standards. Prior to the issuance of a building permit for any exterior, or structural work on these structures, LMU shall obtain written approval of conformance from the Department of City Planning, Office of Historic Resources, which may be provided in the form of Planning's sign-off on the requested building permit.

- B. Prior to the issuance of any permit for the demolition of or exterior or structural modification of the Edward T. Foley Center, LMU shall undertake additional historic resources assessment in coordination with the Department of City Planning, Office of Historic Resources, of the subject building's eligibility for the National Register of Historic Places, California Register of Historic Resources, and City Historic-Cultural Monument status. If the building is identified as a historical resource, written approval shall be obtained from the Office of Historic Resources that such work conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. No demolition permit for the Edward T. Foley Center shall be issued prior to the issuance of a building permit for a replacement Project on the site of the existing Edward T. Foley Center.

Section 3.8 OPERATIONAL REGULATIONS FOR ON-SITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL

- A. **General Provision.** The sale and service of alcoholic beverages for on-site consumption shall be permitted anywhere on Campus, except that the sale of alcoholic beverages to General Admission seating within sports facilities during sporting events shall be prohibited. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. **Alcohol Use.** Alcohol Use Approvals shall be required for permanent establishments on Campus, such as restaurants and dining facilities that operate on an ongoing daily basis, seeking new approvals for the sale or dispensing for consideration of alcohol. No Alcohol Use Approval shall be issued unless the Director determines that the on-site sale or dispensing for consideration of alcohol meets the requirements of Exhibit 5, and the Director may impose conditions of approval as deemed necessary to ensure community welfare. The grant or denial of an alcohol use approval is appealable under the procedures of Los Angeles Municipal Code § 12.24-W.

In addition to sale or dispensing for consideration of alcohol at permanent establishments, the sale and dispensing for consideration of alcohol may be permitted at on-campus events, for which an ABC permit has been obtained. The first 40 such events in a calendar year, starting July 1 of each year, shall not require an Alcohol Use Approval, but shall adhere to the requirements in Exhibit 5. LMU shall notify the Director in writing at least 5 days prior to the day of the event and provide details including the nature and location of the event, hours, and the approximate number of persons expected to attend. For any events occurring after the first

40 on-campus events involving the sale or dispensing for consideration of alcohol, LMU shall be required to obtain an Alcohol Use Approval, which may be approved or conditionally approved by the Director. LMU shall advise the Director in writing four times a year, on a quarterly basis, of the total number of on-campus events at which alcohol was sold or dispensed for consideration.

- C. **Modification.** If the conditions of the Alcohol Use Approval, the requirements set forth in Exhibit 5 or the requirements of this section have not been complied with, or the Director finds that the subject use adversely affects the welfare of the pertinent community or nearby residentially zoned communities, the City may give notice to the property owner and lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. An order to modify, discontinue or revoke the use may be appealed to the appellate body specified in Los Angeles Municipal Code§ 12.24-W.

Section 3.9 CAMPUS OPERATIONAL REGULATIONS

- A. The end time for auditorium/theater events attended by off-Campus patrons shall be 11:00 p.m., Sunday through Thursday and 12:00 a.m., Friday and Saturday evenings. Academic productions, with substantial student involvement, are specifically exempted.
- B. The regular hours of operation for classes in University Hall shall be from 8:00 AM. until 10:00 P.M., seven days a week.
- C. The maximum occupancy for existing University Hall shall be limited to 2,600 persons.

SECTION 4: CAMPUS DESIGN REGULATIONS

Section 4.1 DESIGN REGULATIONS

- A. Building Height. The Heights of buildings, structures and Signs shall not exceed the Heights set forth in Exhibit 3.
1. The Height of 139 feet above mean sea level in Height District 1 shall be measured to the highest point of any skylights.
- B. Setbacks. The only required yards or setbacks of buildings and structures shall be as set forth in Exhibit 4.

1. Storage and storage containers shall be prohibited within the first twenty feet of land adjacent to the property line along the McConnell Avenue Campus boundary.
- C. Minimum Open Space Requirements. At least 25 acres of open space shall be retained in the Open Space Planning Areas.
- D. Outdoor Athletic Area Requirements. At least 13 acres of outdoor Athletic Use fields and other Athletic Use facilities (such as a pool and/or diving well) shall be provided in the Athletic Planning Area. Athletic fields may be grass or artificial.
1. Athletic fields and other outdoor athletic facilities shall be designed such that any outdoor spectator seating shall be located at least 120 feet from any off-Campus residentially-zoned property.
- E. Regulation of Protected Trees shall be governed by Section 17.05.R, Section 17.06.C., and Section 46.00, et seq. (Chapter IV, Article 6) of the Municipal Code as of the date of adoption of this Specific Plan.
- F. Lighting Regulations: The requirements of the Municipal Code shall apply with the following additional requirements:
1. Pole mounted lights shall be designed to minimize potential off-site light spillage.
 2. Light sources shall be shielded so as to reduce visibility from off-site locations.
 3. No floodlighting shall be located so as to shine directly onto any adjacent residential property.
 4. Installation of low level security and exit lighting shall be allowed.
 5. Lighting fixtures and visors shall be adjusted upon installation to reduce spillover onto adjacent residential properties, while still maintaining adequate lighting to allow safe use of outdoor athletic facilities. Additionally, vegetation and other screening or filtering devices shall be maintained or supplemented at the edges of lit fields or at the campus perimeter at all times, such that light spillover shall not be permitted at any time to exceed an intensity of 2 foot-candles on residential property lines located along W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue.

6. All outdoor lighting shall be directed downward to illuminate the intended surface (i.e., playing fields, pedestrian pathways and other high-traffic areas such as building entrances and plazas in the campus interior).
 7. All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.
 8. The use of field lighting within all outdoor athletic facilities shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 p.m., except in the case of overtime or extra innings.
- G. Landscaped Buffers: All landscaped buffer areas described in this subsection shall be maintained in good condition, subject to local and state regulations regarding water use, drought-tolerant vegetation, and other landscaping requirements.
1. Landscaped Buffer along Altavan Ave. and 78th Street. The established buffers shall be maintained as indicated by the existing fence lines in these locations.
 2. Landscaped Buffer along 80th Street. The established buffer of 20 feet shall be maintained.
 3. Landscaped Buffer along Fordham Road. LMU shall maintain the established 15 foot landscaped buffer along Fordham Road and the Campus edge, and shall provide enhanced landscaping prior to issuance of permits for new construction on the Athletic Planning Area located adjacent to Fordham Road and 80th Street. Prior to implementation of a landscaping plan, the landscaping plans for enhancement shall be provided to the Council Office representing the Campus' District 11 for a 30 day period to review with adjacent neighbors.
 4. Landscaped Buffer along McConnell Avenue: Condition for First Two Projects (Recycling Relocation and Life Sciences Building).
 - a) Existing Buffers to Remain - Areas A and D. The existing landscaped buffers adjacent to Areas A and D shown in Exhibit 8 shall be maintained at the current width. Prior to the addition of seating or lighting at Page Baseball Stadium or Smith Softball Field, the landscaped buffer adjacent to Area A shall be enhanced with additional vegetation. Prior to implementation of a landscaping plan for this area, the landscaping plan shall be provided to the Council Office

representing the Campus' District for a 30 day period to review with adjacent neighbors.

- b) Area B. Upon relocation of the recycling and waste management area to Drollinger Parking Plaza, pursuant to Section 3.3.F of this Specific Plan, an interim condition shall be created to accommodate the need to replace the 83 parking spaces in Drollinger Parking Plaza to be displaced by this relocation. These spaces shall be relocated to the area adjacent to Area B. These parking spaces shall be located a minimum of 12 feet from the adjacent property line, and shall be limited to use by LMU employees and contractors. During this interim condition, a 12 foot landscaped buffer shall be enhanced with thick vegetation. Prior to implementation of a landscaping plan for this area, the landscaping plan for enhancement shall be provided to the Council Office representing the Campus' District for a 30 day period to review with adjacent neighbors.
- c) Area C. The houses located in Area C shown in Exhibit 8 are approximately 10 feet below the grade of the adjacent edge of Campus. A five foot landscaped buffer adjacent to Area C shall be maintained and tall trees and/or hedge-type landscaping shall be added on the LMU side in connection with the relocation of the recycling and waste management area to Drollinger Parking Plaza pursuant to section 3.3 F of this Specific Plan. Prior to implementation of a landscaping plan for this area, the landscaping plan shall be provided to the Council Office representing the Campus' District for a 30 day period to review with adjacent neighbors.

5. Landscaped Buffer along McConnell Avenue: Condition at Full Buildout. Please refer to Section 4.1.1.2 below.

6. The enhanced landscaped buffers along Fordham Road and McConnell Avenue described in Subsections 4.1.H.3 and 4.1.H.4 shall be consistent with the following guidelines:

- a. Groupings of plant materials will be provided within the landscaped buffer areas to substantially screen views into Campus from adjacent residences. Such groupings will include vegetation of varied heights and thicknesses, and will be arranged in layers to add density, in order to minimize visibility into Campus and to provide a visual buffer.

- b. Included in Exhibit 9 is a palette of plants chosen for their density, expected size, relative short time to maturity, and drought-tolerance which may be included in the landscaped buffers. Plants with similar properties may also be planted in the landscaped buffer areas.
 - c. The existing mature trees within the 12 feet adjacent to Area B shall be preserved during relocation of the recycling and waste management area to Drollinger Parking Plaza, and the relocation of the Drollinger Parking Plaza parking spaces to the area adjacent to Area B. The existing mature trees adjacent to Area D located south of Rosecrans Lane shall be preserved as part of the Master Plan.
 - d. Any existing significant mature trees located within the landscaped buffer areas that dies or is damaged due to accident, disease, weather, or other cause will be replaced by a tree or other landscaped element that is anticipated to provide equivalent screening upon maturity.
7. For the purposes of determining the locations of existing fences and the widths of existing buffers described in Sections 4.1.H and 4.1.I, reference shall be made to the property survey conducted by Mollenhauer Group dated 2010, which is on file with the City of Los Angeles.
- H. Permitted Uses Within Building Setback Adjacent to McConnell Avenue.
- 1. Buildings shall be prohibited within the 40 foot setback area adjacent to the McConnell Avenue boundary of Campus. Parking within the 40 foot setback area adjacent to the McConnell Avenue boundary shall be permitted except as provided in Subsection 4.1.I.2 below. Parking within the triangular parking area adjacent to Area D, shown in Exhibit 8, shall be permitted.
 - 2. As the Master Plan is developed, the existing landscaped buffers adjacent to Area A and Area D (north of Rosecrans Lane) shall be maintained at the current width and the triangular parking area adjacent to Area D, shown in Exhibit 8, shall be permitted to be maintained and improved and further developed pursuant to the Specific Plan, provided that the minimum landscaped buffer shown in Exhibit 8 is not reduced.

As each of the areas adjacent to the McConnell Avenue boundary parallel to Areas B, C, and D (south of

Rosecrans Lane) are developed pursuant to the Master Plan, the uses within the 40 foot setback shall be limited to landscaped buffers, a fire lane expected to be 20 to 28 feet in width (as determined by the Los Angeles Fire Department), and a sidewalk on the LMU side of the fire lane; parking shall no longer be permitted. The width of each of these components shall be determined prior to obtaining a building permit for the first building parallel to this area, starting with the determination of the Fire Department as to the required width of the fire lane. LMU shall use good faith efforts to request the Fire Department to grant approval of a fire lane 20 feet in width, recognizing that the Fire Department's determination will govern the width of the fire lane to be required under its rules. In addition, prior to implementation of a landscaping plan for this area, a landscaping plan shall be provided to the Council Office representing the Campus' District for a 30-day period to review with adjacent neighbors. As part of this landscaping plan, the existing mature trees adjacent to Area D located south of Rosecrans Lane shall be preserved.

3. The fire lane to be constructed adjacent to the McConnell Avenue boundary shall be used exclusively for fire truck access and as a university service road, which includes maintenance activities and emergencies.
4. Storage shall be prohibited within 20 feet adjacent to the McConnell Avenue boundary, until full buildout when storage shall be prohibited within 40 feet adjacent to McConnell Avenue. In no event shall the landscaped buffer adjacent to the McConnell Avenue boundary be less than 10 feet upon full buildout, and such minimum shall be extended where necessary adjacent to Area D located south of Rosecrans Lane to preserve the existing mature trees.

I. Screening/Walls.

1. Any structures on the roofs of new buildings, such as air conditioning units and other equipment, shall be fully screened from view by any nearby single-family residential property, with the exception of communications equipment requiring an outside signal, or equipment requiring direct sunlight (i.e. solar panels.).

2. All above-grade parking levels shall be fully screened from view by any nearby single-family residential property.
- J. Balconies. New residential buildings constructed adjacent to the eastern boundary of campus shall not include balconies above the first floor within 100 feet of any adjacent single-family use.
- K. Recycling and Waste Management Uses. Recycling and Waste Management Uses shall be located at least 40 feet from the nearest property line of any off-Campus residentially zoned property if they completely are enclosed within a building or structure, or 150 feet from any such property if not fully enclosed.
- L. Residential Uses. Dedication of land and fees associated with LAMC sections 12.33, 17.07, 17.12 or 17.58 is not required in connection with the issuance of building permits for student-housing on Campus.

SECTION 5: TRANSPORTATION AND PARKING REGULATIONS

Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.

- 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.
- B. All commercial vehicles in excess of 6,000 pounds gross weight shall use LMU Drive. Other driveways to the Campus may be Loyola Marymount University Specific Plan

permitted, but shall be gated and locked and used only for public utility, maintenance, and emergency purposes.

- C. All deliveries shall be through the main gate at LMU Drive and Lincoln Boulevard. All vendor contracts shall include the requirement to limit trucks' (delivery, trash collection, etc.) ingress and egress access to only LMU Drive during the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday and 9:00 a.m. to 2:00 p.m. on Saturday. Deliveries shall be restricted to off-peak hours wherever feasible. No trash, recycling, or delivery trucks will be allowed on Sundays. However, exceptions shall be allowed for events not scheduled on a regular weekly, monthly, or annual basis as part of LMU's calendar of events and activities.
- D. A fence shall be maintained along the southern and eastern boundaries of Height Area 1, and along the western, southern, and eastern boundaries of Height Area 3, shown on Exhibit 3. Such fences may include controlled access gates, however these gates shall remain locked except for emergencies or necessary maintenance, and as expressly allowed herein.
 - 1. The fence along Altavan Avenue shall be maintained at least six feet in height and the fences along 78th Street, Fordham Road, and 80th Street up to Loyola Boulevard shall be maintained at least eight feet in height measured from the lowest point of such fence. The fence along 80th Street up to Loyola Boulevard shall be increased to the height specified no later than the issuance of a Certificate of Occupancy for a sports pavilion constructed near the corner of Fordham Road and 80th Street. The fences along 78th Street and Fordham Road shall be increased to the heights specified within one year of the date that LMU begins charging for parking on Campus.
 - 2. Vehicular and pedestrian access to the Campus shall be prohibited from Altavan Avenue, 78th Street, or Fordham Road, except for emergencies or necessary maintenance.
 - 3. The pedestrian gate located along the McConnell Avenue property line shall remain permanently closed and locked, except that emergency access shall be permitted.
 - 4. No fence is required along the Lincoln Boulevard frontage of the Campus.
- E. LMU shall maintain a bike path connecting LMU Drive to Loyola Boulevard.

- F. Site Access and Internal Circulation. LMU shall submit a driveway access and internal circulation plan to the Los Angeles Department of Transportation (LADOT) WLA/Coastal Development Review Section for review and approval prior to the construction of any Project pursuant to this Specific Plan, and prior to any change to the driveway access and internal circulation scheme.
- 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 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 5.2 PARKING REGULATIONS

- 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

FTE Students, Faculty, Staff	Minimum Number of Parking Spaces on Campus
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: SECURITY REGULATIONS

Section 6.1 GENERAL PROVISIONS

- A. LMU shall implement a security program which includes, at a minimum, the following measures:
 - 1. Maintaining operation of the Department of Public Safety, or a department of similar responsibilities;
 - 2. Maintaining a security booth located on LMU Drive, off of Lincoln Boulevard;
 - 3. Operating a network of security cameras on the Campus;
 - 4. Securing all student residence halls and apartments by an authorized card-key and/or hard-key entry, or similar security device;
 - 5. Lighting subterranean parking levels 24 hours a day;
 - 6. Regularly patrolling Campus, particularly parking

areas during evening hours and areas around sports facilities before, during, and after sports events, and the areas surrounding University Hall;

7. Maintaining a hot line to LMU's Department of Public Safety available 24 hours a day, 7 days a week, for community calls about serious student behavior issues in the community. This number shall be advertised on LMU's website. A public safety officer shall be available 24 hours a day, 7 days a week, to answer such phone calls. LMU shall make a public safety officer available Thursdays, Fridays, and Saturdays from 6:00 pm to 2:00 am to address complaints about student disturbances off-Campus;
8. LMU shall maintain a Community Relations Policy that addresses student behavior in the community, which shall be updated annually;
9. LMU's Department of Public Safety shall respond to on-campus incidents regarding excessive noise and student violations shall be sanctioned as provided in LMU's Student Conduct Code; and
- 10.. LMU shall maintain an information and referral service to assist students with off-Campus housing. This service shall also advise all prospective residents of off-Campus housing regarding the university's Community Relations Policy and rules on student behavior in the community.

SECTION 7: SIGNAGE

Section 7.1 GENERAL PROVISIONS

A. Purpose

1. Purpose. The signage program in this Specific Plan is intended to create clear, attractive signage that enhance the Specific Plan area while complementing and protecting the character of the surrounding residential areas by limiting visual clutter through regulation of the location, height, types, and illumination of Signs allowed within the Specific Plan Area.
2. Purpose. The signage program in this Specific Plan is also intended to provide LMU the opportunity to acknowledge those individuals, families, trusts, or other entities (commercial or non-commercial), which underwrite or directly support LMU academic and research programs

and/or athletic activities, organizations, facilities, or intramural, club, or varsity athletic teams.

3. The signage program in this Specific Plan is not intended to supersede the requirements of the City's Building Code regulations for signs or the Fire Department's regulations for signs. All signs must comply with the applicable Building Code and Fire Code requirements.

B. Prohibited Signs.

1. Supergraphic Signs shall be prohibited on Campus.
2. Off-Site Signs shall be prohibited on Campus.
3. Flashing, moving, and animated Signs shall be prohibited on Campus, except as permitted below in connection with Animated Scoreboard Signs and Electronic Message Signs.
4. Signs shall be prohibited in the Buffer/Open Space Planning Areas on Campus, except for Campus Identification Signs at entry ways at Loyola Boulevard and LMU Drive and Informational Signs.
5. All Signs not expressly permitted by this Specific Plan or the Municipal Code shall be prohibited. The Department of Building and Safety shall not issue a permit for a Sign, a Sign structure, or Sign illumination, unless the Sign complies with the requirements of this Specific Plan or the Municipal Code.

C. Permitted Signs.

1. Animated Scoreboard Signs.
 - a) Animated Scoreboard Signs shall only be permitted within the Athletic Planning Areas and shall be located a minimum of 40 feet from Campus perimeter property lines.

- b) Animated Scoreboard Signs shall be oriented to face spectator areas and shall be predominantly viewable from on Campus locations. An Animated Scoreboard Sign shall not be prohibited if it is merely incidentally viewable from the R1 residential properties within 1,000 feet of the Animated Scoreboard Sign. Landscaping, however, shall be used as feasible to screen any incidental views of Animated Scoreboard Signs from the R1 residential properties within 1,000 feet of the Animated Scoreboard Sign.
 - c) Animated Scoreboard Signs shall be limited to 750 square feet in size and shall be limited to one per athletic field or facility.
 - d) Animated Scoreboard Signs may include University Donor Signs provided that static University Donor Signs on Animated Scoreboard Signs shall not exceed 40% of the Animated Scoreboard Sign area.
 - e) Animated Scoreboard Signs shall be arranged and illuminated in a manner that shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property outside of the perimeter of the Campus.
 - f) The illumination of all Animated Scoreboard Signs shall be turned off by 10:00 p.m., except in the case of overtime or extra inning events.
 - g) Prior to the installation of a new Animated Scoreboard Sign, LMU shall submit to the Department of Planning a landscape plan for the Campus perimeter from Loyola Boulevard to Regis Street. The landscape plan shall provide for the installation of additional trees and shrubs to further reduce the visibility of the Animated Scoreboard Sign from the R1 residential properties from the area along 80th Street from Loyola Boulevard to Regis Street. The landscaping shall be installed prior to the installation of the Animated Scoreboard Sign.
2. Building / Place Identification Signs. Signs identifying buildings, facilities, structures and other places on Campus, which may include University Donor Signs, shall be permitted on Campus. Signs identifying businesses on Campus, such as food and coffee

establishments, bookstores, gift and sundries stores, shall be permitted.

- a) Building/Place Identification Signs shall be limited to a maximum 36" high letters or a Monument Sign not to exceed eight feet above grade.
 - b) Building/ Place Identification Signs may include University Donor Signs, however if a Building/Place Identification Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Building/Place Identification Sign, it shall not display any University Donor logos.
 - c) Building/Place Identification Signs may include Banner Signs that are permanent subject to Building and Safety and Fire Code compliance. Typical Building/Place Identification Banner Signs are set forth in Exhibit 6A. Such Banner Signs shall not be subject to the Temporary Sign provisions of this Section. Individual Building/Place Identification Banner Signs attached to building walls shall be limited to a Sign area of no more than 900 square feet.
3. Campus Identification Signs. Campus Identification Signs shall be permitted on Campus including at the entry locations at LMU Drive and Loyola Boulevard.
- a) Campus Identification Signs may include University Donor Signs, however if a Campus Identification Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet from the Campus Identification Sign, it shall not display University Donor logos.
 - b) Sign letters shall be limited to 36" in height, except that Campus Identification Signs located at the LMU Drive and Loyola Boulevard Campus entries shall have Sign letters limited to 72" in height.
 - c) The number of Campus Identification Signs located at the LMU Drive and Loyola Boulevard Campus entries shall be limited to five. These five signs shall not exceed a total area of 2,000 square feet in the aggregate.
 - d) Campus Identification Signs may include Banner Signs that are permanent subject to Building and Safety and Fire Code compliance. Typical Campus Identification Banner Signs are set forth in Exhibit 6B. Such Banner Signs shall not be subject to the Temporary Sign provisions of this

Section. Individual Campus Identification Banner Signs attached to building walls shall be limited to a Sign area of no more than 900 square feet.

4. The LMU Bluff Sign shall be permitted on Campus.
5. Temporary Signs. Temporary Signs which are not permanently affixed to the ground or a building, including temporary Banner Signs used to publicize Campus events, shall be permitted on Campus.
 - a) Each Temporary Sign that is more than merely incidentally viewable from the R1 residential properties within 500 feet from the Temporary Sign shall be permitted for no longer than 30 days. All other Temporary Signs shall be permitted for 60 days.
 - b) Individual Temporary Signs shall not exceed 300 square feet in sign area.
 - c) No more than three Temporary Signs may be placed on any building face at any given time.
 - d) Only a total of 1,000 square feet of Temporary Signs may be more than merely incidentally viewable from R1 residential properties within 500 feet of the Temporary Sign.
 - e) Temporary Signs may include Building/Place Identification Signs, Campus Identification Signs, Information Signs, and University Donor Signs, provided if the Temporary Sign is more than merely incidentally viewable from R1 residential properties within 500 feet of the Temporary Sign, the Sign may not include any University Donor logos (but may include sponsors for charitable events [e.g., AIDS Walk sponsors; Cancer 10k run sponsors]).
6. Construction Signs. Signs used to screen construction areas on Campus may be maintained on Campus for the length of the construction project. Construction Signs may include LMU logos and University Donors provided that if the Construction Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Construction Sign it shall not include a University Donor logo.
7. Athletic Field Sponsorship Signs. Signs used to acknowledge University Donors and LMU teams shall be permitted on athletic fields. Individual Athletic Field Sponsorship Signs shall be limited to 100 square feet. Athletic Field Sponsorship Signs that are more

than merely incidentally viewable from the R1 residential properties within 500 feet of the Sign shall not extend beyond 5 feet above grade and may not include University Donor logos. A typical Athletic Field Sponsorship Sign is set forth in Exhibit 6C.

8. Information Signs. Information Signs, such as directional and wayfinding signs, shall be permitted on Campus. There shall be no limit on the number of Information Signs on Campus. Individual Information Signs shall not exceed 25 square feet in Sign area if the Informational Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Informational Sign. If not more than merely incidentally viewable from the R1 residential properties within 500 feet of the Informational Sign, individual Information Signs shall be limited to 100 square feet in Sign area.
9. Electronic Message Sign. Electronic Message Signs shall be permitted on Campus provided that such Electronic Message Sign shall not be located within 40 feet of the Campus boundary.
 - a) Electronic Message Signs shall be limited to 200 square feet in size.
 - b) There shall be no more than one Electronic Message Sign per building face.
 - c) No more than 500 square feet of Electronic Message Signs may be visible from the R1 residential properties within 1,000 feet of the Electronic Message Signs.
 - d) There shall be no more than ten Electronic Messages Signs on Campus which are greater than 100 square feet in size.
 - e) Any Electronic Message Sign that is incidentally visible from the R1 residential properties shall be screened by landscaping, a wall or other structure or architectural feature to the extent reasonably feasible to minimize spillover light into the surrounding residential neighborhood.
 - f) Electronic Message Signs shall be arranged and illuminated in a manner that shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property.
 - g) The illumination of any Electronic Message Sign that is visible from any off-Campus residentially zoned property shall be turned off by 10:00 p.m.

- h) An Electronic Message Sign may include University Donor Signs provided that it complies with the regulations for University Donor Signs.

10. University Donor Signs. Signs recognizing University Donors, including plaques and building signs, shall be permitted on Campus, pursuant to the regulations set forth above. University Donor Signs may not include University Donor logos if the University Donor Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Sign (unless a greater distance is provided for in this Section).

D. General Provisions.

1. Definitions. Sign definitions for this Specific Plan are as set forth in Exhibit 6.
2. Existing Signs. Repairs, modifications, maintenance and replacements of existing signs shall be permitted pursuant to the provisions of the Municipal Code and this Specific Plan. Signs and/or Sign support structures that exist on the effective date of this Specific Plan shall be permitted to continue to exist and shall not be required to comply with this Specific Plan, but shall comply with the Municipal Code related to the construction, installation, and maintenance of Sign structures. Existing Signs that do not conform to the provisions of this Specific Plan may be replaced only as permitted pursuant to the nonconforming use provisions in Section 91.6216 of the Los Angeles Municipal Code or by a replacement sign that conforms to all provisions of this Specific Plan.
3. Los Angeles Municipal Code regulations regarding Sign area, number of Signs, illumination, and other applicable limitations shall apply to all Signs erected on Campus, except where such regulations and limitations are expressly superseded by a different limitation imposed by the provisions of this Specific Plan.
4. Height. (i) All new Signs on Campus shall be regulated by the heights established by Subsection 4.1 of this Specific Plan as shown on Exhibit 3; (ii) If attached to a building, Signs shall not extend above the building's parapet and/or cornice.
5. Area.
 - a) The area of all Building/Place Identification Signs on Campus that are attached to a building wall shall not exceed 2 square feet per linear foot of public street frontage adjacent to the Campus and roadways internal to the Campus.

- b) The combined area of all Building/Place Identification Signs, Campus Identification Signs, and Electronic Message Signs on Campus that are attached to a building wall shall not exceed 4 square feet per linear foot of public street frontage adjacent to the Campus and roadways internal to the Campus.
 - c) The aggregate area of Building/Place Identification Signs, Campus Identifications Signs and Electronic Message Signs that are attached to any given building facade shall not exceed 20% of the building facade.
- 6. For purposes of the Sign regulations in this Specific Plan, premises shall include all properties within the boundaries of Campus.
- 7. Indoor Signs. There shall be no limitations on signs within buildings or structures.
- 8. Signs may be illuminated, provided that they shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest R1 residentially zoned property outside of the perimeter of the Campus.
- 9. Limitation on Signs Facing R1 Residential Properties. Signs shall be prohibited from facing those R1 residential properties within 100 feet of the Sign, if the Sign is located more than 25 feet above grade.

E. Sign Approval Procedure

- 1. Planning Department Sign-Off. The Department of Building and Safety shall issue no permit for any Signs until the Director of Planning has certified in writing on the permit application that the proposed Sign is in conformance with all applicable provisions of this Specific Plan.
- 2. For Signs requiring Planning Department sign-off, LMU shall submit three copies of the Sign drawn to scale, indicating the Sign area, height, placement, lettering styles, materials, colors, and lighting methods for the proposed Sign(s), and also a map or other suitable illustration showing graphically the proposed Sign location, and any other materials as necessary, to enable the Director to determine conformance with the regulations of this Specific Plan. In addition, LMU may provide a Campus signage program for review and approval by the Planning Department. The Campus signage program shall provide substantially the same information as provided for in this subsection.

SECTION 8: IMPLEMENTATION

8.1 ADMINISTRATIVE CLEARANCE

- A. Administrative Clearance. Except for the exceptions set forth in Subsection 8.1.C below, and the exempt uses set forth in Subsection 8.1.D below, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for a Project located within the Specific Plan Area unless an Administrative Clearance has been issued pursuant to the procedures set forth in this Section. The provisions of this Section shall replace the Project Permit Compliance provisions of Section 11.5.7.C of the Municipal Code.
 - 1. Director's Authority. The Director shall have the authority to review each Project for compliance with all applicable provisions of this Specific Plan, and if in compliance, to grant an Administrative Clearance.
 - 2. Procedures. The Director shall establish the appropriate procedures, forms and fees required for the administrative clearance application. LMU shall circulate copies of its Administrative Clearance application to the Council Office representing the Campus's District and the Westchester/Playa Neighborhood Council when it submits the application to the Director
 - 3. Ministerial Review. The Administrative Clearance shall be a ministerial review of the applicable provisions of this Specific Plan and determination of whether a Project complies with the applicable provisions of the Specific Plan, including the Mitigation Monitoring and Reporting Program in Appendix A.
- B. Modification of Administrative Clearance. Once an Administrative Clearance has been issued, any subsequent proposed material modification to the Project shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification complies with the Specific Plan.
 - 1. Procedures. To modify an approved Project, LMU shall file an application pursuant to the application procedure set forth in Subsection 8.1.A above. The application shall include a description of the proposed modification.
- C. Exceptions. Subsections 8.1.A and 8.1.B shall not apply to:

1. Demolition, interior remodeling of a building, normal building repair and maintenance, the change of use of a building or land, or the relocation of existing uses unless the interior remodeling, change of use, or relocation: (a) increases the footprint of a building by more than 10%; or (b) increases the Floor Area of a building by more than 10% and exceeds 50,000 additional square feet of Floor Area.
2. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety;
3. Any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair, replace, or demolish an unsafe or substandard condition.

D. Exemptions.

1. Temporary Structures. Temporary structures of one year duration or less as determined by the Director shall be exempt from the requirements of this Specific Plan.

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. 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.

SECTION 9: OTHER SPECIFIC PLAN PROCEDURES

SECTION 9.1 ISSUANCE OF PERMITS

For all Projects within the Specific Plan for which an Administrative Clearance is required, the Department of Building and Safety shall not issue a grading, building or change of use permit unless an Administrative Clearance has been obtained pursuant to the applicable procedures. The Administrative Clearance shall be a sign off by the Department of City Planning on a Clearance Summary Worksheet for any

relevant application for a building permit from the Department of Building and Safety, and shall be appealable through the related building permit via the procedures in Los Angeles Municipal Code §12.26K.

SECTION 10: INTERPRETATION

Whenever any ambiguity or uncertainty related to the application of this Specific Plan exists so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the property owner, issue binding interpretations of the Specific Plan requirements consistent with the purpose and intent of this Specific Plan. Ambiguity between the Specific Plan and Municipal Code shall be interpreted in favor of and consistent with the goals and purposes of this Specific Plan. Even if the Municipal Code is more recent or more restrictive, this Specific Plan controls.

SECTION 11: SEVERABILITY

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications, which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

EXHIBIT 1

LMU Specific Plan Area Boundary

LMU SPECIFIC PLAN

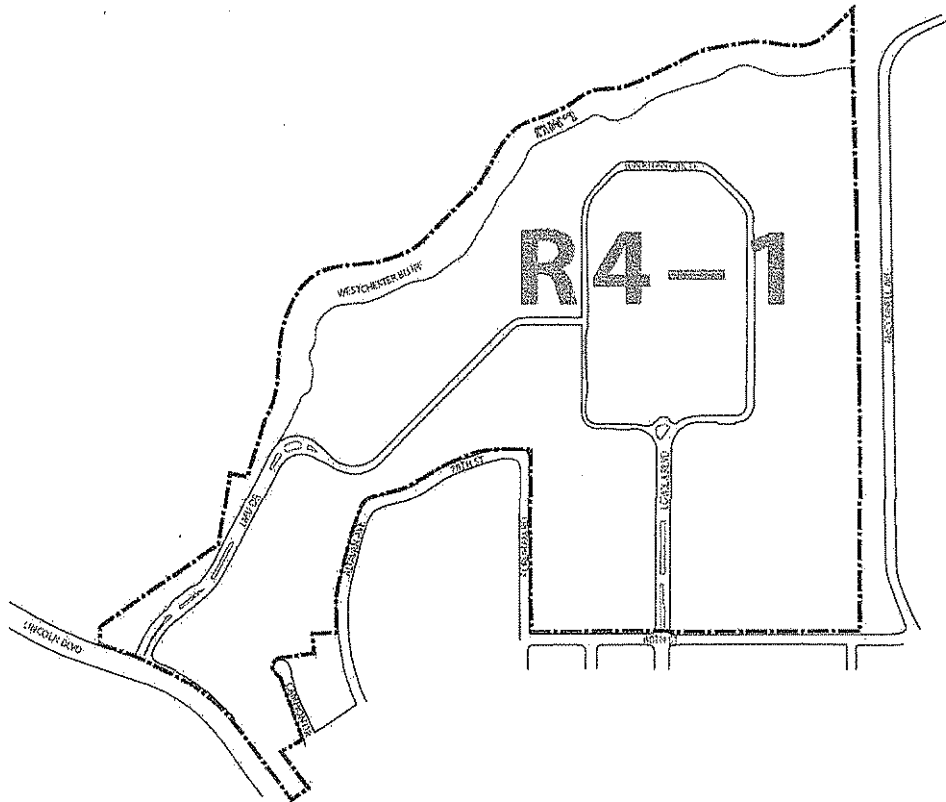


Exhibit 1
SPECIFIC PLAN AREA BOUNDARY

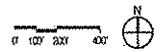


EXHIBIT 2

Planning Areas

LMU SPECIFIC PLA

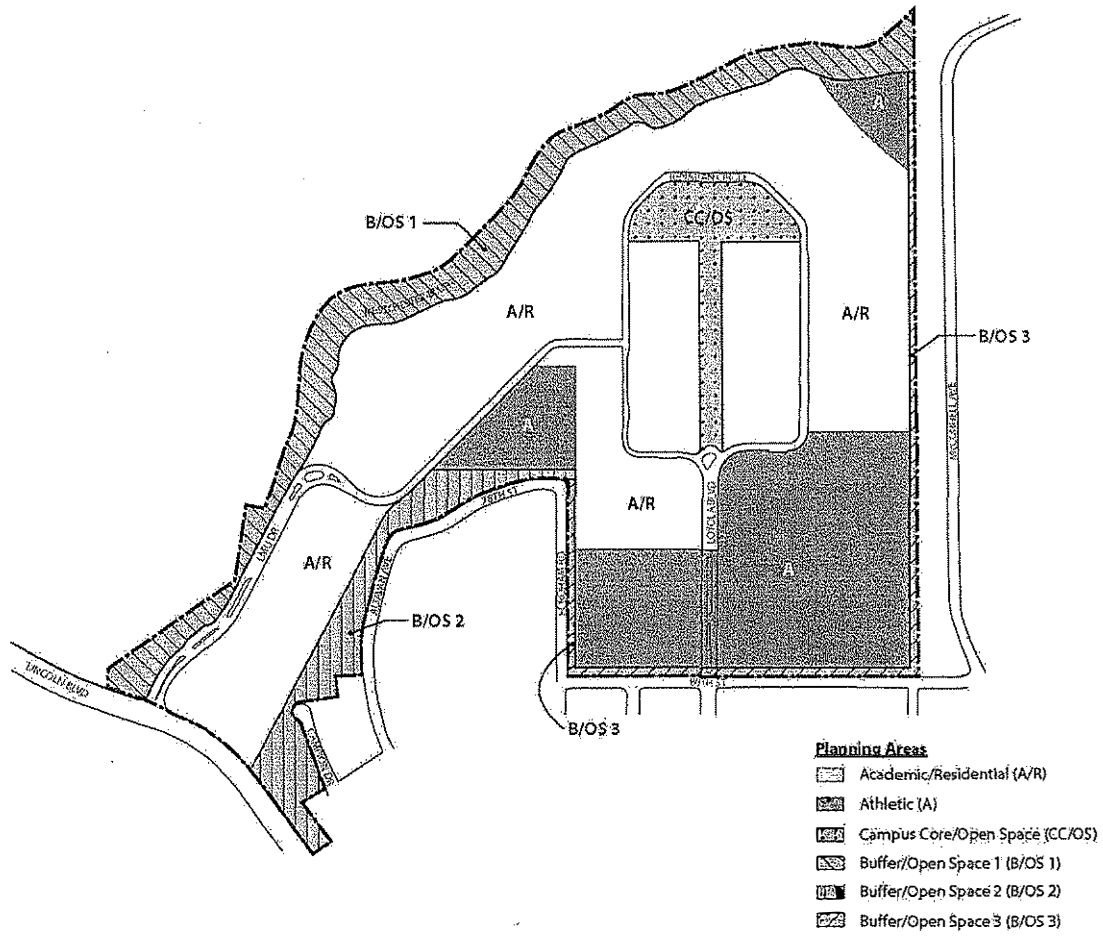


Exhibit 2
PLANNING AREAS

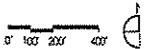


EXHIBIT 3

Height Areas

LMU SPECIFIC PLA

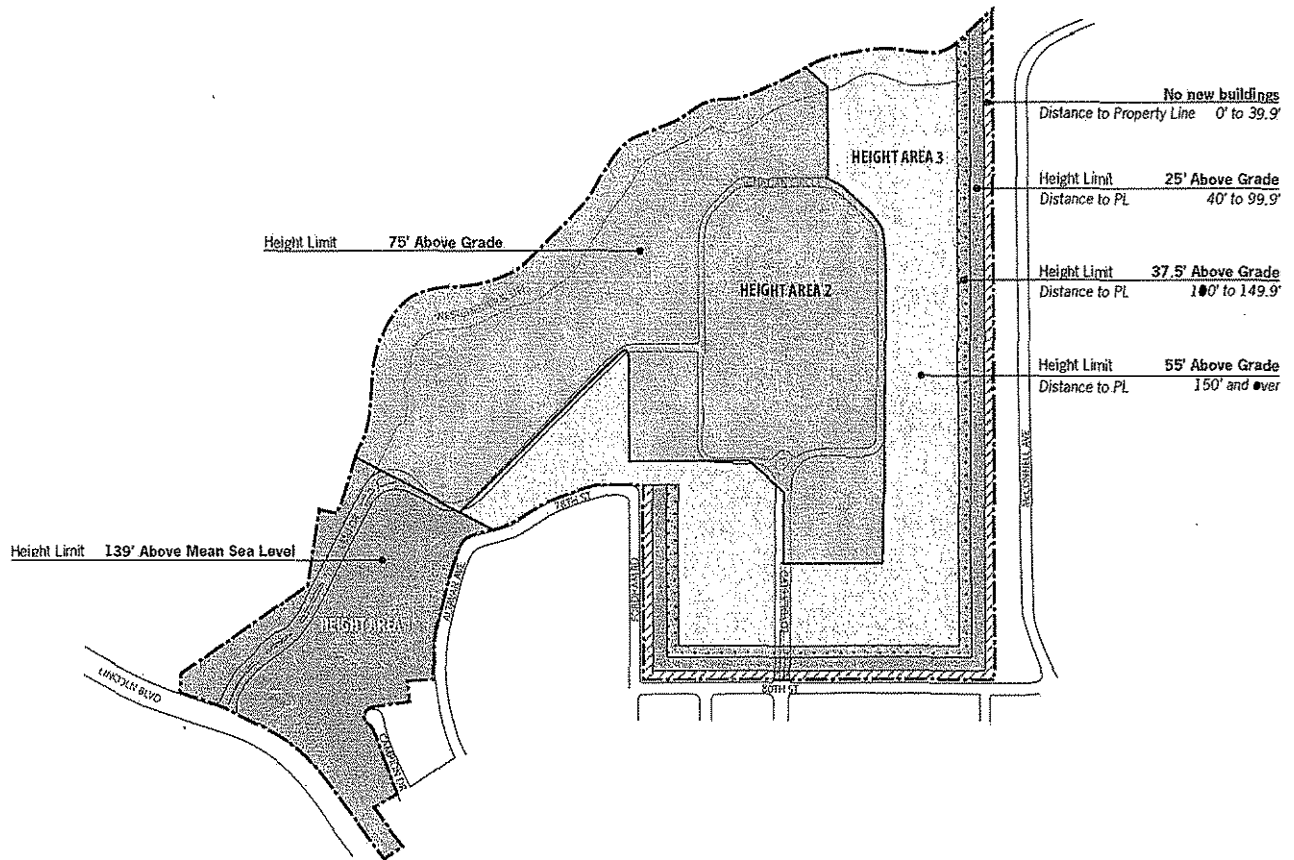


Exhibit 3
HEIGHT AREAS

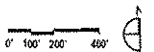


EXHIBIT 4

Setbacks

LMU SPECIFIC PL

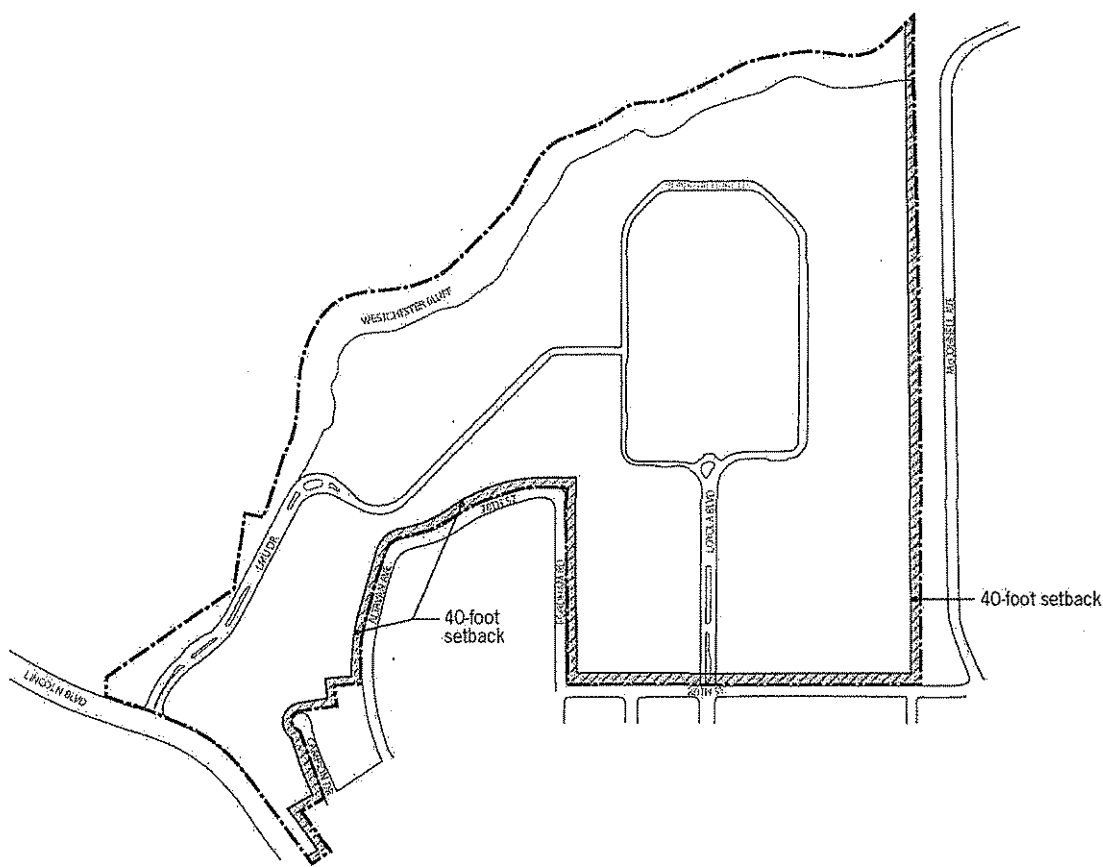


Exhibit 4
SETBACKS

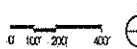


EXHIBIT 5

Conditions For On-Site Alcohol Consumption Permits

1. Sales of alcohol for off-site consumption shall be prohibited.
2. All owners, operators, managers, and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request to the Director.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. A sufficient number of security personnel, as determined by the Director, under the control of LMU or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the Director shall take into account such factors as square footage, use, capacity, location, operating hours, and permitted occupancy of the establishment, site layout, and other security design features that are provided. LMU or operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any Alcohol Use Approval. Each security officer shall complete a training program, developed in consultation with the LMU Department of Public Safety and Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol establishments and locations where alcohol for on-site sales and consumption occur. Security personnel shall be on duty at least thirty minutes prior, during and at least thirty minutes following the hours of sales and consumption of alcohol beverages. LMU Department of Public Safety personnel shall patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan Area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of locations within the Specific Plan area serving alcohol. The LAPD shall be notified of events involving over 100 non-campus affiliated events as far in advance as feasible.
6. The Director shall consult with the LMU Department of Public Safety and LAPD for recommendations regarding security measures for adequate protection to

patrons, visitors, and employees, and impose those conditions which he or she deems to be necessary and feasible.

7. Recommendations of the Los Angeles Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
8. Each location selling and serving alcohol shall include appropriate security design features, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.
9. LMU and the Applicant, if LMU is not the Applicant, shall provide Project plans to the LAPD prior to finalization, to allow sufficient time to review the plans regarding additional crime prevention features appropriate to the design of the Project.
10. A copy of these conditions shall be retained at all times on the premises in each establishment or location, which serves alcoholic beverages and shall be produced immediately upon the request of the LMU Department of Public Safety, the Director or the LAPD.
11. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant, if the Applicant is not LMU, shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Director for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Director.
12. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
13. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
14. Any public telephones, if provided, shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
15. The Applicant in cooperation with the LMU Department of Public Safety shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

16. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:
 - a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.
 - b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
 - c. Sales of alcoholic beverages for consumption off the premises are prohibited. Sales of alcoholic beverages from drive-up or walk-up windows are prohibited.
 - d. There shall be a full-service kitchen and a full menu.
17. Banquet, Reception, and Meeting Rooms. The following conditions shall apply to on-site alcohol service for banquet and meeting rooms:
 - a. Portable service bars may be used for banquets, receptions, and meetings.
 - b. Sales and/or service of alcoholic beverages shall only be made by an employee of the banquet, reception, or meeting caterer or LMU. No self-service of alcoholic beverages shall be permitted.
 - c. Sales and/or service of alcoholic beverages for consumption off the premises are prohibited.
18. The Director may impose any additional conditions he or she deems to be necessary and feasible to ensure the sale, service and consumption of alcohol will not adversely affect the welfare of the pertinent community and will not detrimentally affect nearby residentially zoned communities.

EXHIBIT 6

Sign Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section:

Athletic Field Sponsorship Sign: A Sign located on LMU athletic fields used to acknowledge University Donors, subject to the requirements of Section 7.1.C.7. A typical Athletic Field Sponsorship Sign is included as Exhibit 6C.

Animated Scoreboard Sign: A category of Sign used in conjunction with athletics that may include digital and/or video graphics for the electronic display of information including scores, statistics, and video replay. Animated Scoreboard Signs may include LMU logos and University Donor Signs.

Banner Sign: A type of Sign that is generally constructed of fabric, canvas, metal, or similar material which is attached to a pole, building, or hung by wires and is fixed in place.

Building / Place Identification Sign: A category of Sign that is limited to the name of a building, facility, place, or business on Campus, which may include University Donor Signs and LMU logos, but may not include any commercial messages.

Campus Identification Sign: A category of Sign used to identify LMU and/or the Campus and may include LMU logos and University Donor Signs.

Electronic Message Sign: A type of Sign that that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means. Electronic Message Signs may include LMU logos.

Information Sign: A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as wayfinding Signs.

LMU Bluff Sign: A type of Campus Identification Sign existing as of the effective date of this Specific Plan located on the north-facing Westchester Bluffs consisting of three large letters.

Off-Site Sign: A Sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

On-Site Sign: A Sign that is other than an Off-Site Sign.

Sign: Any display board, wall, screen, projected image, object, or part thereof, or any other material or medium used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

Supergraphic Sign: A Sign consisting of an image which is applied to and made integral with a wall, or projected onto a wall or printed on vinyl, mesh or other material, that does not comply with the regulations set forth herein for Temporary Signs, Campus Identification Signs, and/or Building / Place Identification Signs.

Temporary Sign: A category of Sign that is to be maintained for a limited duration and which is not permanently affixed to the ground, a building, or structure.

University Donors: Those individuals, families, trusts, or other entities (commercial or non-commercial), which underwrite or directly support LMU academic and research programs and/or athletic activities, organizations, facilities, or intramural, club, or varsity athletic teams.

University Donor Sign: A category of Sign that recognizes University Donors. University Donor Signs may consist of single or multiple plaque(s), or letters attached to buildings, canvas, fabric, walls, kiosks, memorials, monuments, or structures. University Donor Signs may include University Donor names and University Donor logos.

EXHIBITS 6A – 6C

Examples of Banner Signs

Exhibit 6A: Typical Building/Place Identification Banner Sign



Exhibit 6B: Typical Campus Identification Banner Sign

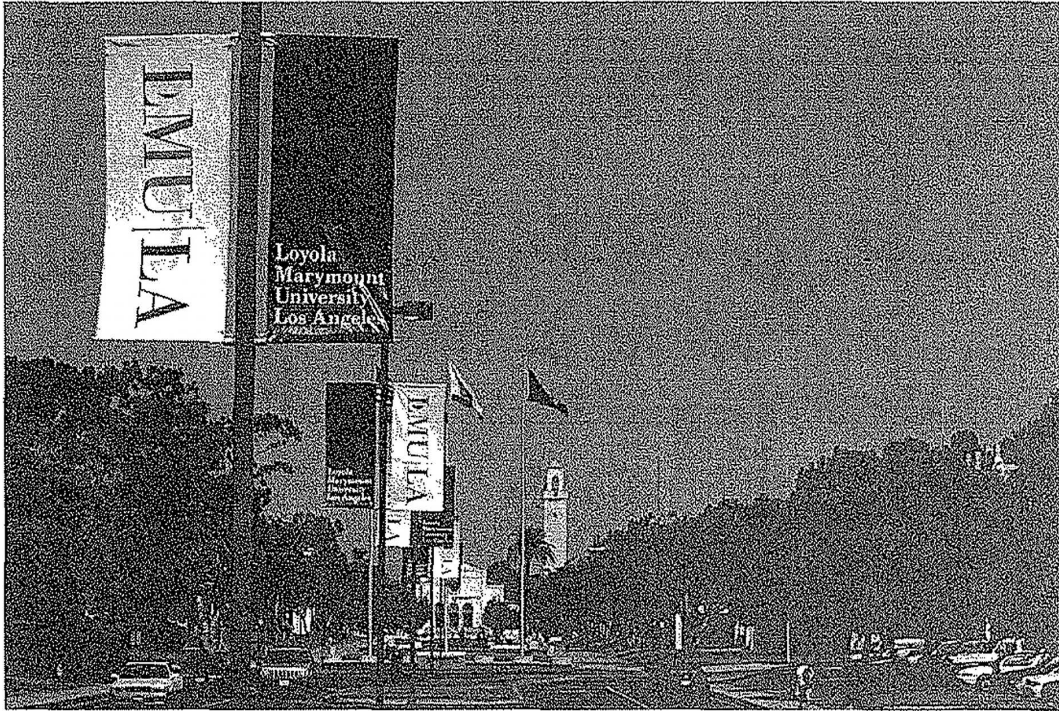
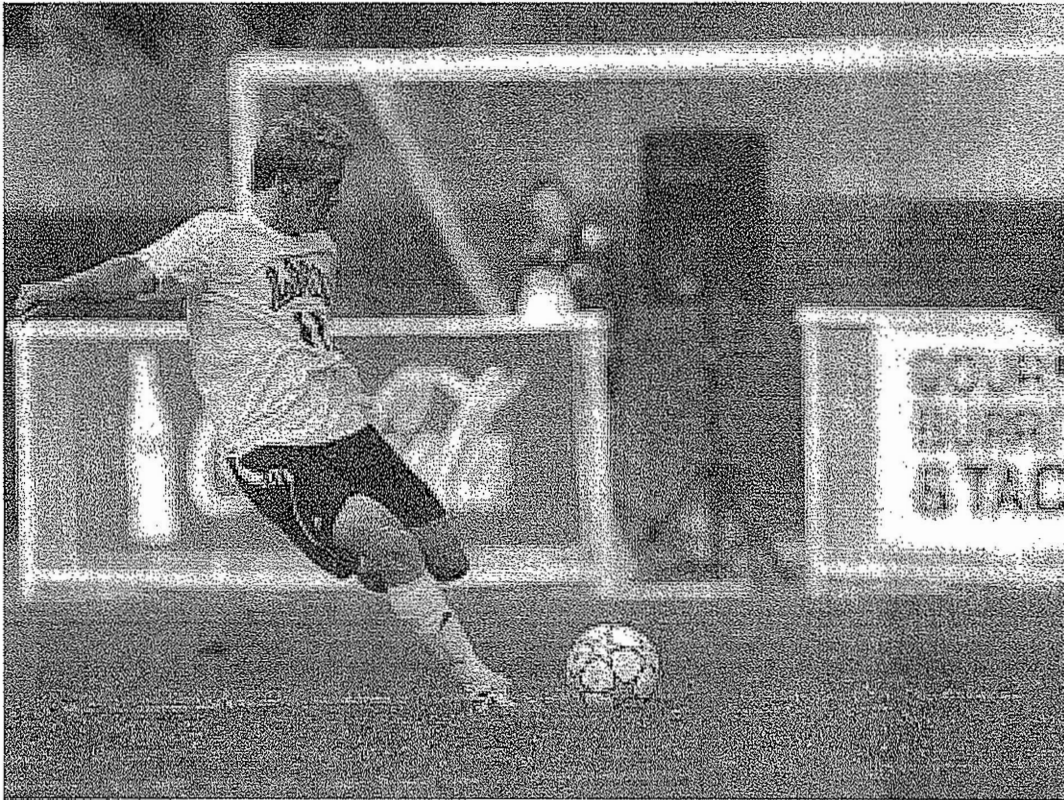


Exhibit 6C: Typical Athletic Field Sponsorship Sign



**Specific Plan Exhibit 7:
Existing Ambient Noise Levels**

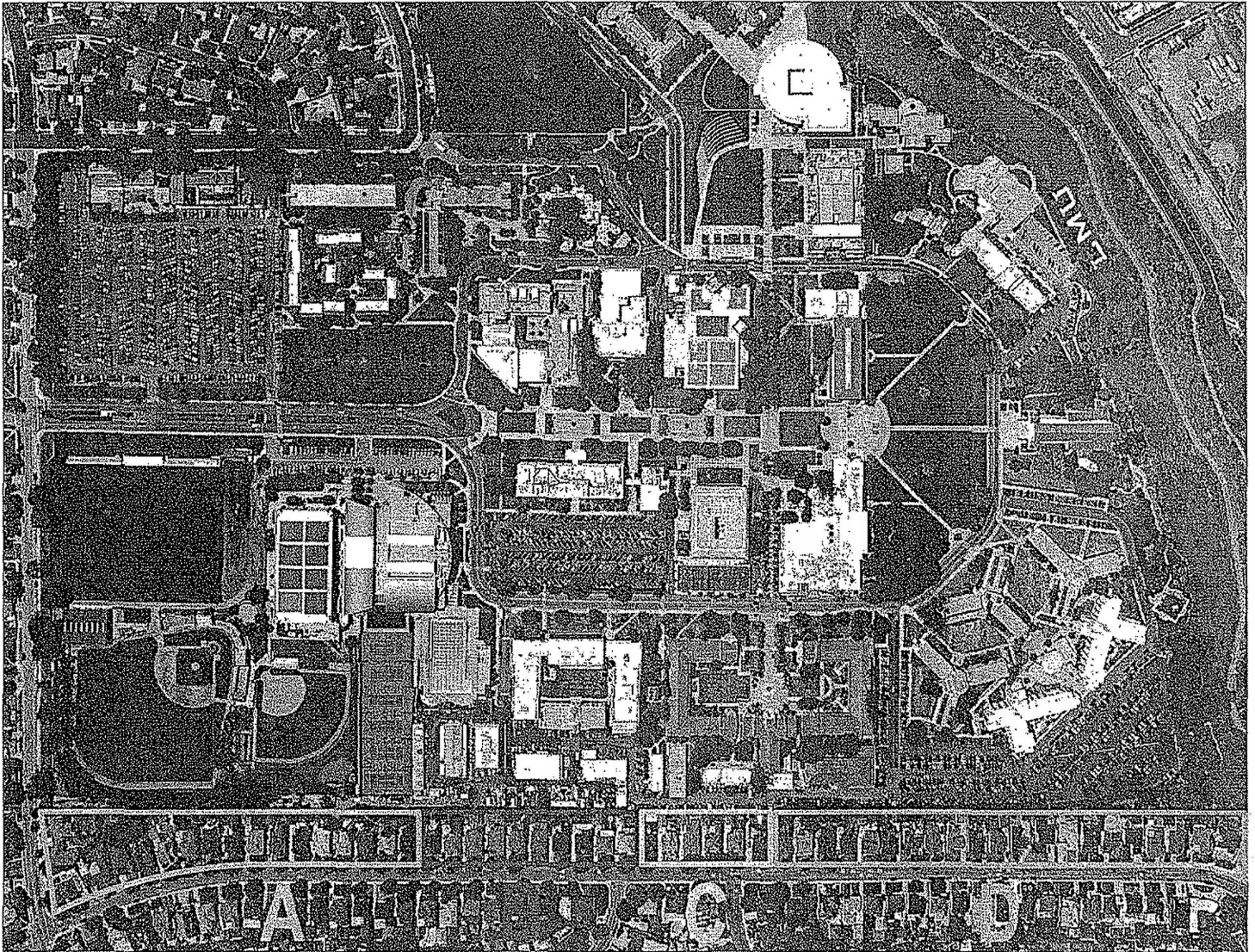
Campus Boundary	Measured Noise Levels, Leq ¹		
	Daytime (7:00 am – 7:00 pm)	Evening (7:00 pm to 10:00 pm)	Night (10:00 pm to 7:00 am)
Eastern Boundary Parallel to McConnell Avenue	55 dB(A)	50 dB(A)	49 dB(A)
Southern Boundary Parallel to 80 th Street	60 dB(A)	58 dB(A)	55 dB(A)
Western Boundary Parallel to Fordham Road	56 dB(A)	52 dB(A)	49 dB(A)
Southern Boundary Parallel to 78 th Street and Altavan Avenue	56 dB(A)	54 dB(A)	51 dB(A)

Source: Newson Brown Acoustics, LLC, Campus Property Line Community Noise Monitoring, 2010.

¹ *The measured noise levels are based on noise measurements taken over two 24-hour periods.*

EXHIBIT 8

McConnell Buffer Areas



Specific Plan Exhibit 9

Plant Palette

As provided in Section 4.1.G.6, the following is a representative palette of plants chosen for their density, expected size, relative short time to maturity, and drought-tolerance which may be included in the landscaped buffer areas. Comparable trees, shrubs, and groundcover plants that have similar properties as those provided below may also be planted in the landscaped buffer areas, however LMU shall not plant bamboo or oleander within the landscaped buffer areas.

<u>Scientific Name</u>	<u>Common Name</u>
<u>Trees:</u>	
Arbutus 'Marina'	Strawberry Tree
Brachychiton acerifolius	Bottle Tree
Callistemon citrinus	Lemon Bottlebrush
Cassia Excelsa	Crown of Gold Tree
Cedrus Deodara	Deodar Cedar
Elaeocarpus decipiens	Japanese Blueberry Tree
Eucalyptus Ficifolia	Red Flowering Gum
Geijera Parviflora	Australian Willow
Lyonathamnus Floribondus	Catalina Ironwood
Melaleuca Linariifolia	Snow in Summer
Metrosideros Excelsa	New Zealand Christmas Tree
Pinus Eldarica	Afghan Pine
Podocarpus Gracilior	Fern Pine
Pyrus Kawakamii	Evergreen Pear
Quercus Ilex	Holly Oak
Rhus Lancea	African Sumac
Schinus Molle	Peruvian Pepper
Spathodea campanulata	African Tulip Tree
Stenocarpus Sinuatus	Firewheel Tree
Tristinia laurina	Water Gum

<u>Scientific Name</u>	<u>Common Name</u>
<u>Shrubs:</u>	
Arbutus unedo	Strawberry Tree
Aucuba japonica	Japanese Aucuba
Baccharis pilularis	Coyote Bush
Ceanothus	California Lilac

<u>Scientific Name</u>	<u>Common Name</u>
<u>Shrubs:</u>	
<i>Chamaerops humilis</i>	Mediterranean fan Palm
<i>Cocculus laurifolius</i>	Laurel Leaf Cocculus
<i>Cordia boissieri</i>	Mexican Olive
<i>Cordyline</i>	Ti Plant
<i>Elegia capensis</i>	Broom Reed
<i>Heteromeles arbutifolia</i>	California Holly
<i>Ligustrum</i>	Privet
<i>Leptospermum</i>	New Zealand Tea Tree
<i>Muhlenbergia</i>	Deer Grass
<i>Myrtus communis</i>	True Myrtle
<i>Phormium</i>	New Zealand Flax
<i>Pittosporum</i>	Pittosporum
<i>Rhamnus</i>	Buckthorn
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Salvia</i>	Sage
<i>Tecomaria capensis</i>	Cape Honeysuckle

<u>Scientific Name</u>	<u>Common Name</u>
<u>Groundcover:</u>	
<i>Arctostaphylos</i>	Manzanita
<i>Agapanthus</i>	African Lily
<i>Festuca</i>	Fescue
<i>Nepeta</i>	Catmint
<i>Senecio</i>	Groundsel, Ragwort
<i>Teucrium chamaedrys</i>	Germander
<i>Trachelospermum jasminoides</i>	Star Jasmine