

FINDINGS

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

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

General Plan Framework

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

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

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

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

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

Westchester – Playa del Rey Community Plan

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

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

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

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

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

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

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

Public Necessity, Convenience, and General Welfare

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

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

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

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

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

Good Zoning Practice

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

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

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

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

CEQA Findings

Project Background

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

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

CEQA Authority for an Addendum

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

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

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

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

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

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

CEQA Addendum Findings

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

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

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

Record of Proceedings

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